

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Kingsgate/Queensgate / 73
Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 913
 Range of Sale Dates: 1/2003 - 12/2004

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$131,300	\$156,800	\$288,100	\$308,500	93.4%	7.89%
2005 Value	\$139,100	\$167,300	\$306,400	\$308,500	99.3%	7.58%
Change	+\$7,800	+\$10,500	+\$18,300		+5.9%	-0.31%
% Change	+5.9%	+6.7%	+6.4%		+6.3%	-3.93%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.31% and -3.93% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2004 Value	\$133,900	\$145,600	\$279,500
2005 Value	\$141,900	\$157,700	\$299,600
Percent Change	+6.0%	+8.3%	+7.2%

Number of one to three unit residences in the Population: 6694

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties located in sub area 5 or built after 2000 or in good or very good condition or are split entry houses built between 1960 and 1985 were at a higher assessment level (assessed value / sale price) than other properties and need less of an upward adjustment.

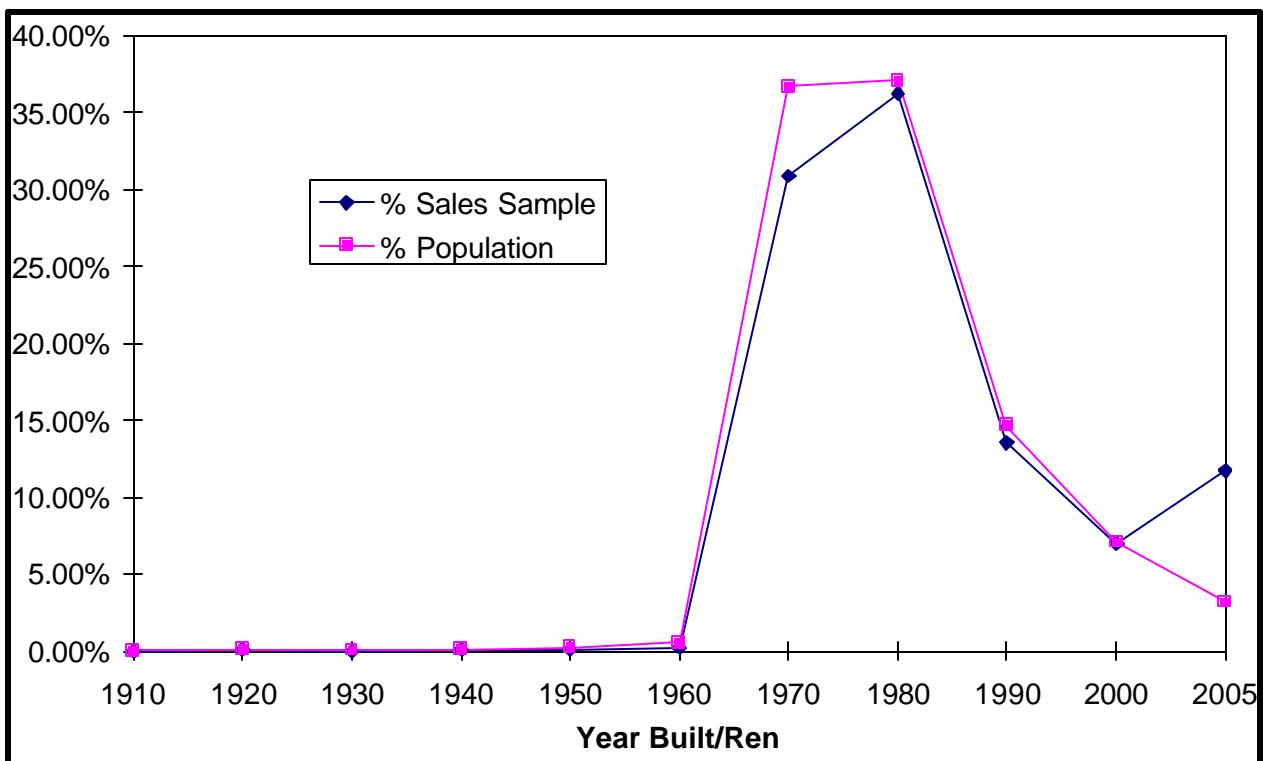
The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	0	0.00%
1920	1	0.11%
1930	0	0.00%
1940	1	0.11%
1950	1	0.11%
1960	2	0.22%
1970	282	30.89%
1980	331	36.25%
1990	124	13.58%
2000	64	7.01%
2005	107	11.72%
	913	

Population		
Year Built/Ren	Frequency	% Population
1910	4	0.06%
1920	9	0.13%
1930	6	0.09%
1940	8	0.12%
1950	17	0.25%
1960	39	0.58%
1970	2457	36.70%
1980	2482	37.08%
1990	983	14.68%
2000	476	7.11%
2005	213	3.18%
	6694	

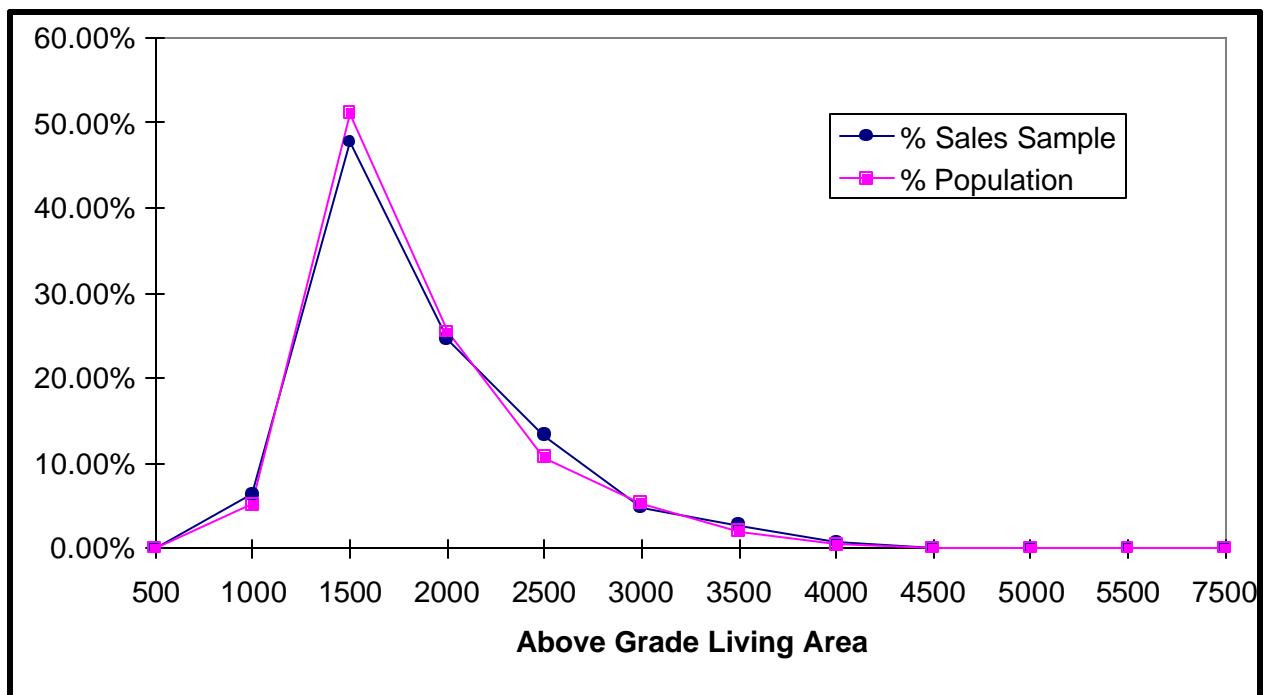


Sales of new homes built in the last few years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	57	6.24%
1500	436	47.75%
2000	224	24.53%
2500	121	13.25%
3000	44	4.82%
3500	24	2.63%
4000	7	0.77%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
	913	

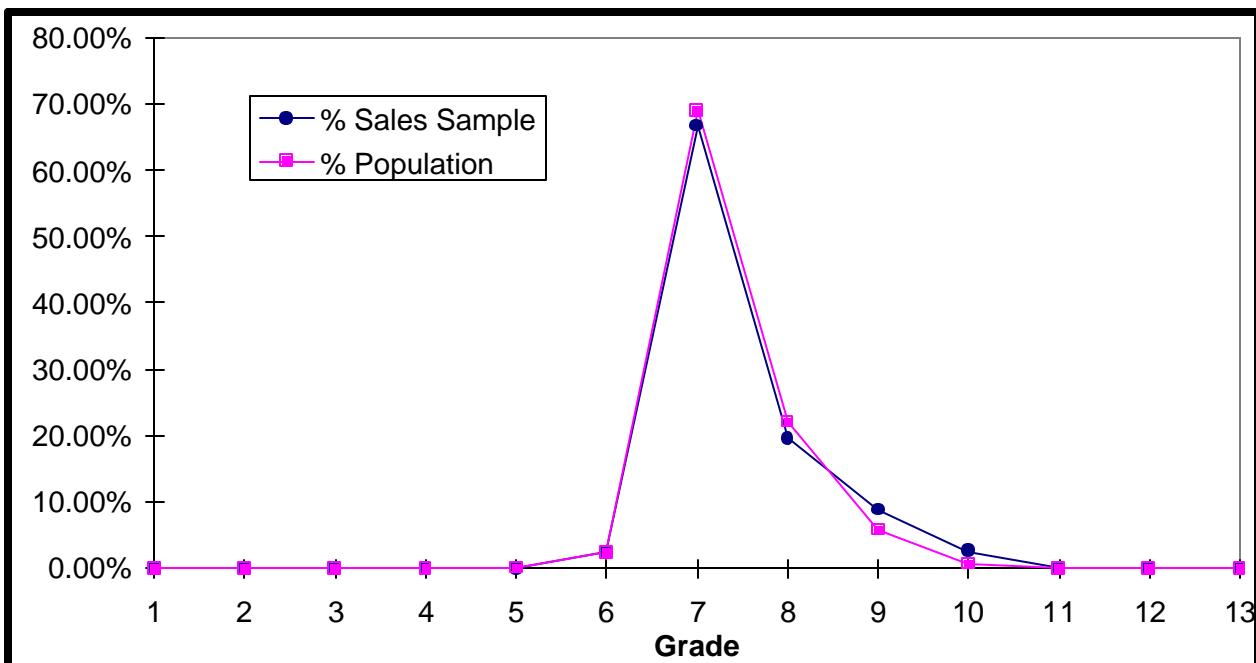
Population		
AGLA	Frequency	% Population
500	0	0.00%
1000	343	5.12%
1500	3418	51.06%
2000	1699	25.38%
2500	718	10.73%
3000	351	5.24%
3500	131	1.96%
4000	29	0.43%
4500	2	0.03%
5000	2	0.03%
5500	0	0.00%
7500	1	0.01%
	6694	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

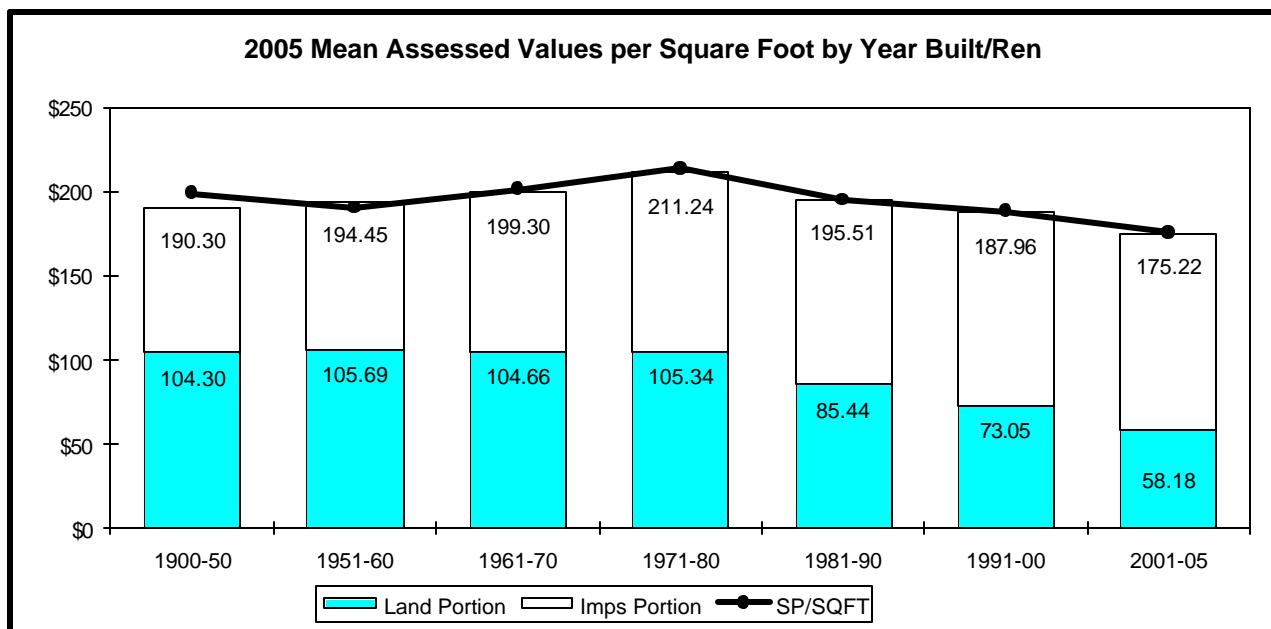
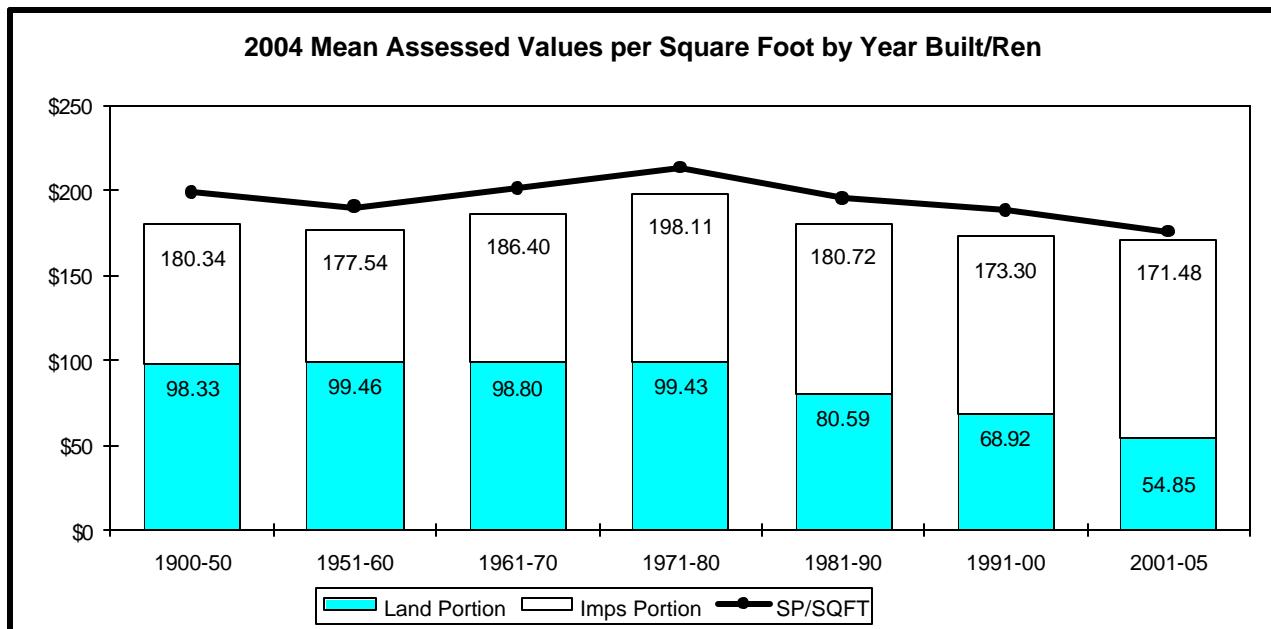
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	0	0.00%	5	2	0.03%
6	22	2.41%	6	158	2.36%
7	609	66.70%	7	4621	69.03%
8	179	19.61%	8	1477	22.06%
9	80	8.76%	9	390	5.83%
10	23	2.52%	10	44	0.66%
11	0	0.00%	11	1	0.01%
12	0	0.00%	12	1	0.01%
13	0	0.00%	13	0	0.00%
	913			6694	



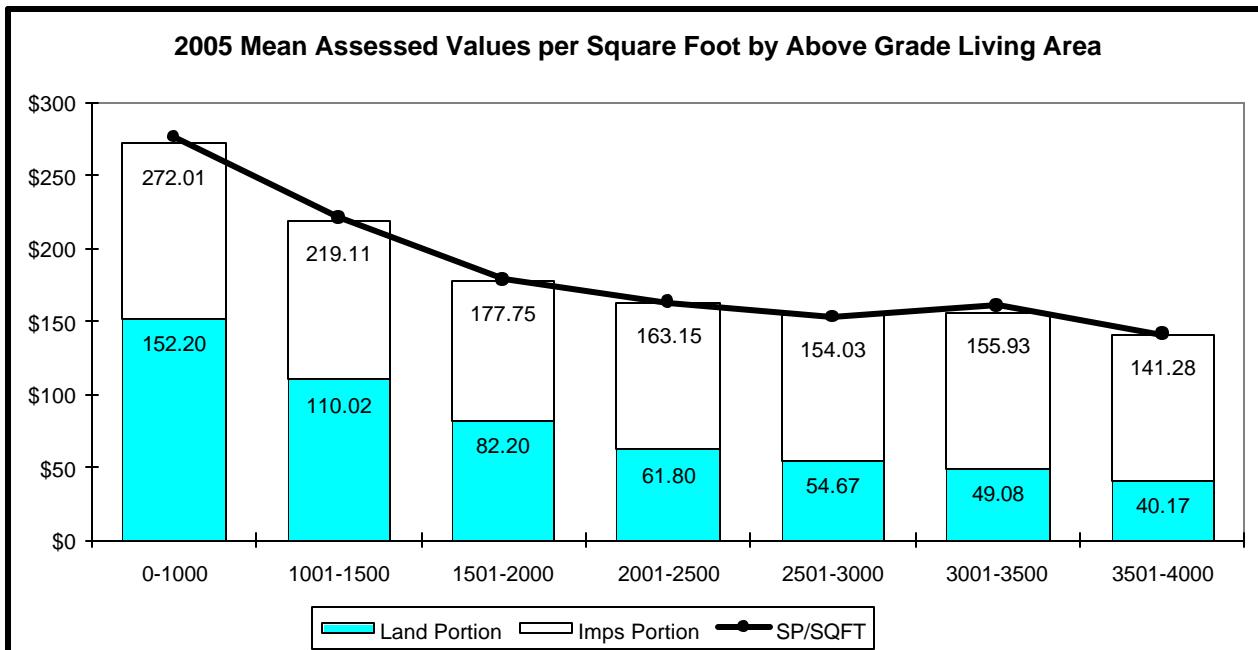
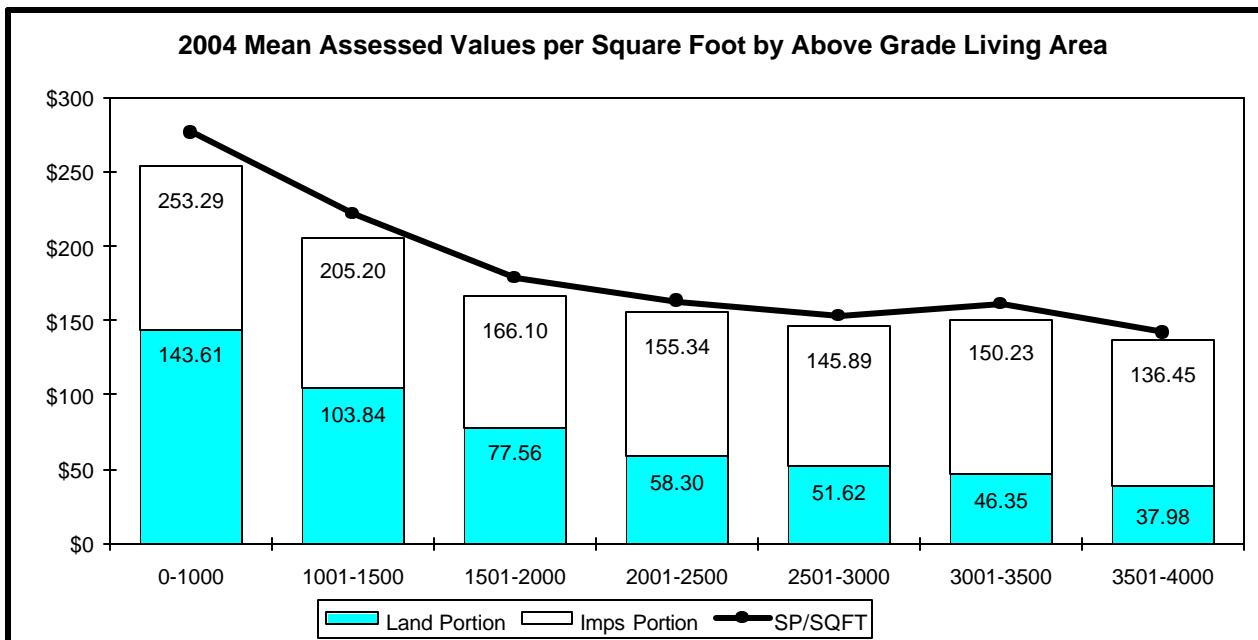
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2004 and 2005 Per Square Foot Values
By Year Built / Renovated***



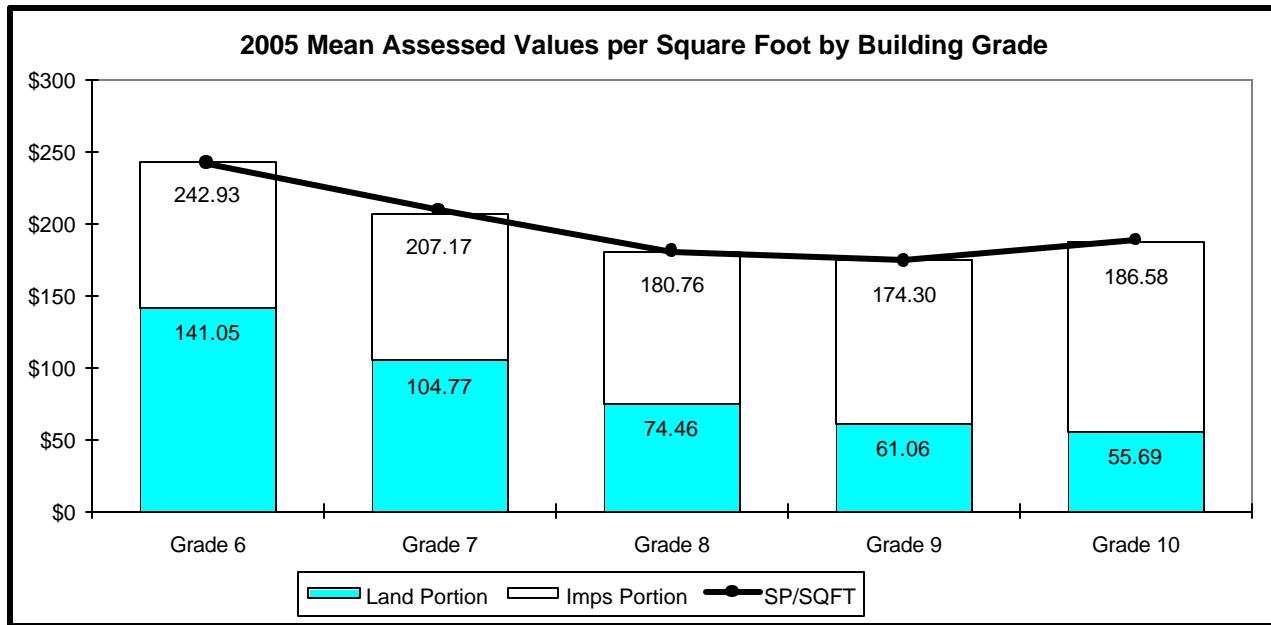
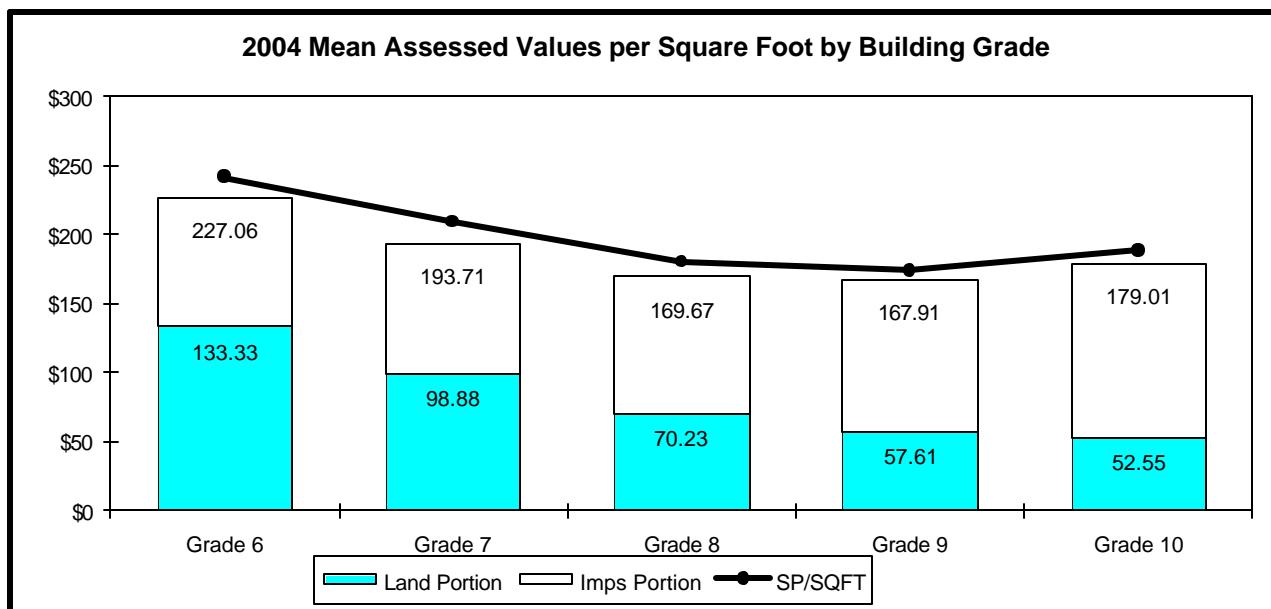
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Above Grade Living Area***

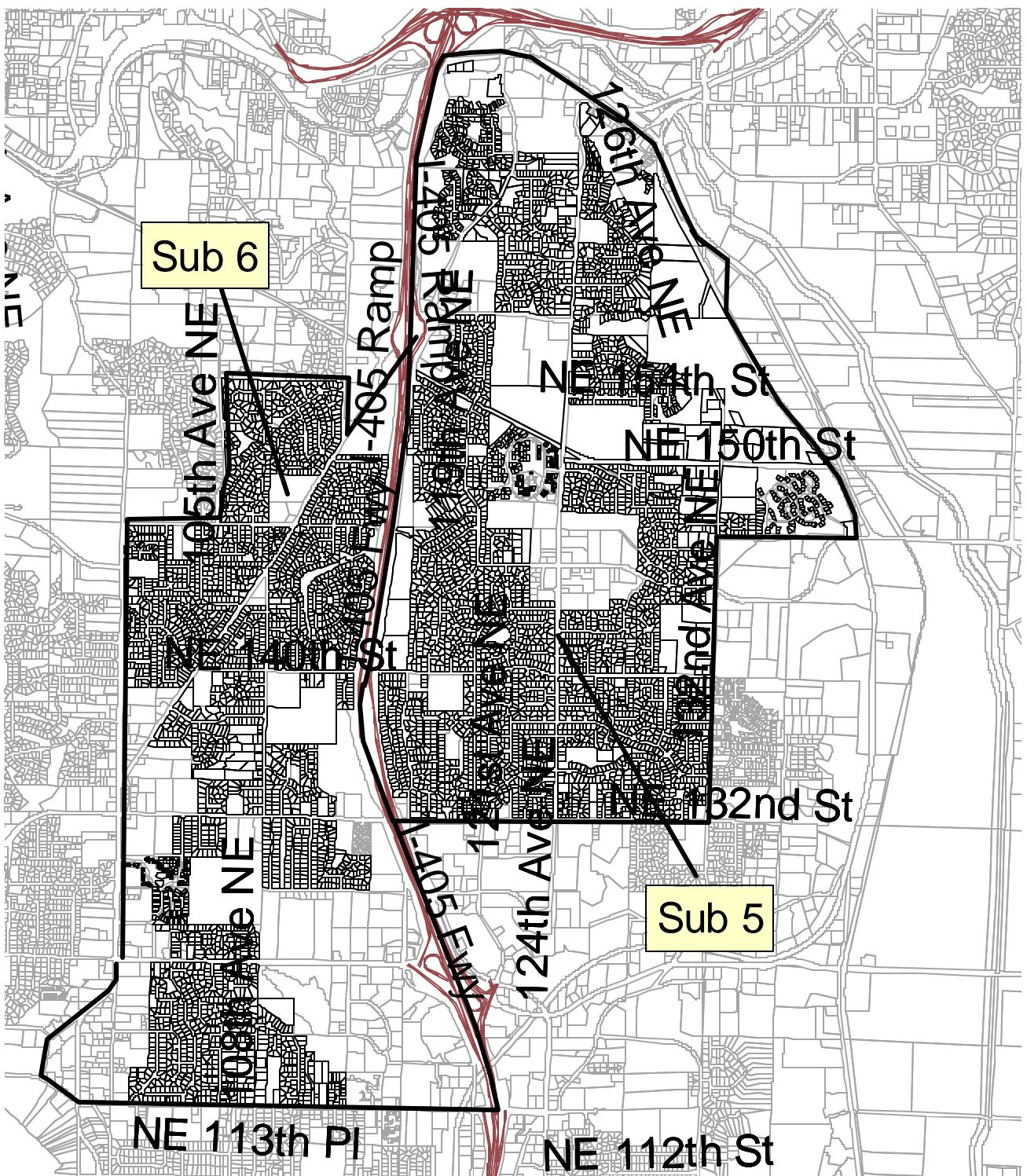


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2004 and 2005 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representations or warranties, express or implied, as to accuracy, completeness, timeliness, or fitness for a particular purpose. King County shall not be liable for any general, special, direct, indirect, or consequential damages including, but not limited to, lost revenues or profits resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.
File Name: JS_cadastral map update 2005 Area 73.apr

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April 13, 2005
0.09 0 0.09 0.18 0.27 0.36 Miles

King County
Department of Assessments

Area 73
Subareas

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

There were not enough vacant land sales to derive a market adjustment based only on vacant land sales. Based on the percentage change indicated by the sales sample a market adjustment for land values was derived. The formula is:

2005 Land Value = 2004 Land Value x 1.064, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 913 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, properties located in sub area 5 or built after 2000 or in good or very good condition or are split entry houses built between 1960 and 1985 were at a higher assessment level (assessed value / sale price) than other properties and need less of an upward adjustment.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / (0.9121674) + (0.01392897 \text{ if located in Sub Area 5}) + (0.05606883 \text{ if Built after 2000}) + (0.02150618 \text{ if in Good Condition}) + (0.05941544 \text{ if in Very Good Condition}) + (0.02037791 \text{ if a Split Entry Built between 1960 and 1985})$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- * If multiple houses exist on a parcel, the % change indicated by the sales sample is used to arrive at new total value (Previous Total Value * 1.064 – New Land Value = New Improvement Value).
 - * If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - * If “accessory improvements only”, the % change as indicated by the sales sample is used to arrive at a new total value. (Previous Total Value * 1.064 – New Land Value = New Improvement Value).
 - * If vacant parcels (no improvement value) only the land adjustment applies.
 - * If land or improvement values are \$10,000 or less, there is no change from previous value.
(Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - * If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - * If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - * If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - * Residential properties located on commercially zoned land will be valued using the overall basic adjustment indicated by the sales sample.

Mobile Home Update

There were 17 mobile home sales in the area and a separate analysis was done. The results showed the assessment level (assessed value / sale price) was at 99.8% and no overall adjustment was needed. The resulting total value is calculated as follows:

$$\textbf{2005 Total Value} = \textbf{2004 Total Value} * \textbf{1.00} - \textbf{2005 Land Value} = \textbf{2005 Improvement Value}, \\ \text{with results rounded down to the next \$1,000}$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 73 Annual Update Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

9.63%

Sub Area 5	Yes
% Adjustment	-1.65%
Year Built > 2000	Yes
% Adjustment	-6.35%
Good Condition	Yes
% Adjustment	-2.53%
Very Good Condition	Yes
% Adjustment	-6.70%
Split Entry built between 1960 and 1985	Yes
% Adjustment	-2.40%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a house built after 2000 would *approximately* receive a 3.28% upward adjustment (9.63% - 6.35%). There are 34 parcels in the population of which 27 have sold.

A house built after 2000 located in Sub Area 5 would approximately receive a 1.63% upward adjustment (9.63% - 1.65% - 6.35%). There are 177 parcels in the population of which 79 have sold.

26.6% of the population of 1 to 3 unit residences in the area are adjusted by the overall alone.

Area 73 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
6	22	0.940	1.004	6.9%	0.976	1.033
7	609	0.925	0.990	7.0%	0.983	0.996
8	179	0.940	1.000	6.4%	0.990	1.011
9	80	0.962	0.999	3.9%	0.987	1.011
10	23	0.953	0.989	3.9%	0.975	1.004
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<1960	5	0.918	0.984	7.2%	0.917	1.051
1961-1970	282	0.927	0.992	6.9%	0.983	1.001
1971-1980	331	0.929	0.990	6.7%	0.981	0.999
1981-1990	124	0.924	1.000	8.1%	0.986	1.013
1991-2000	64	0.919	0.997	8.5%	0.979	1.015
>2000	107	0.974	0.995	2.2%	0.987	1.003
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Average	699	0.931	0.993	6.7%	0.987	0.999
Good	200	0.943	0.994	5.4%	0.984	1.003
Very Good	14	0.979	0.993	1.5%	0.955	1.031
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	574	0.927	0.991	6.8%	0.984	0.997
1.5	34	0.931	0.997	7.0%	0.971	1.022
2	305	0.945	0.997	5.5%	0.989	1.005

Area 73 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean is 0.993.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

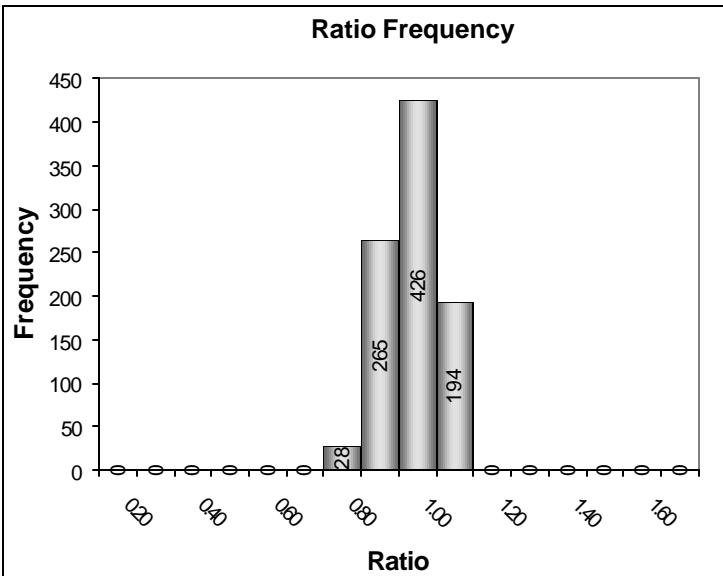
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<=1000	57	0.916	0.984	7.4%	0.964	1.004
1001-1500	436	0.927	0.990	6.8%	0.982	0.997
1501-2000	224	0.931	0.996	7.0%	0.986	1.006
2001-2500	121	0.954	1.002	5.0%	0.989	1.014
>2500	75	0.948	0.992	4.7%	0.979	1.005
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	907	0.934	0.993	6.3%	0.988	0.998
Yes	6	0.945	0.980	3.7%	0.913	1.046
Wft Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	913	0.934	0.993	6.3%	0.988	0.998
Yes	0	0	0	0	0	0
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
5	541	0.941	0.994	5.6%	0.987	1.000
6	372	0.923	0.992	7.5%	0.984	1.000
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
<4000	90	0.966	1.008	4.3%	0.994	1.023
4001-5000	46	0.954	1.005	5.4%	0.986	1.023
5001-8000	455	0.927	0.988	6.6%	0.981	0.995
8001-12000	275	0.931	0.994	6.7%	0.985	1.003
>12000	47	0.937	0.998	6.5%	0.975	1.021
Split Entry built between 1960 and 1985	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
No	724	0.932	0.993	6.6%	0.988	0.999
Yes	189	0.944	0.993	5.1%	0.982	1.004

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: NW / Team 2	Lien Date: 01/01/2004	Date of Report: 4/13/2005	Sales Dates: 1/2003 - 12/2004
Kingsgate/ Quensgate	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	913		
Mean Assessed Value	288,100		
Mean Sales Price	308,500		
Standard Deviation AV	68,906		
Standard Deviation SP	72,294		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.937		
Median Ratio	0.940		
Weighted Mean Ratio	0.934		
UNIFORMITY			
Lowest ratio	0.745		
Highest ratio:	1.097		
Coefficient of Dispersion	6.50%		
Standard Deviation	0.074		
Coefficient of Variation	7.89%		
Price Related Differential (PRD)	1.003		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.934		
Upper limit	0.948		
95% Confidence: Mean			
Lower limit	0.932		
Upper limit	0.942		
SAMPLE SIZE EVALUATION			
N (population size)	6694		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.074		
Recommended minimum:	9		
Actual sample size:	913		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	439		
# ratios above mean:	474		
Z:	1.158		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



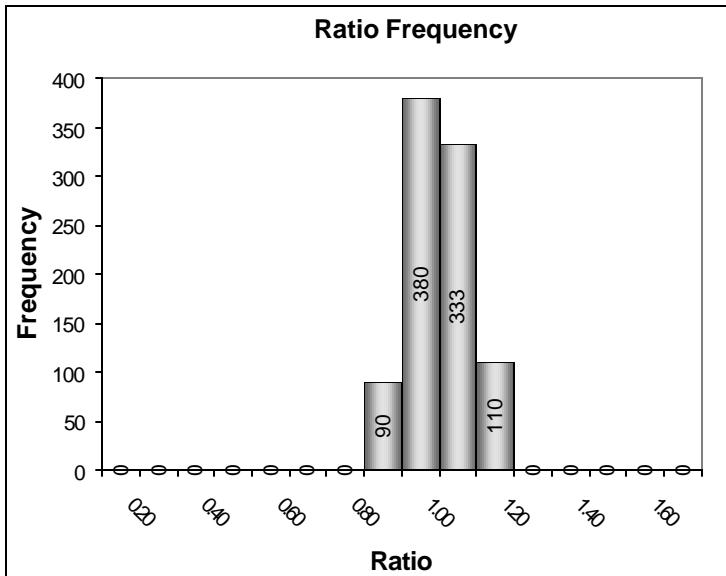
COMMENTS:

1 to 3 Unit Residences throughout area 73

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: NW / Team 2	Lien Date: 01/01/2005	Date of Report: 4/13/2005	Sales Dates: 1/2003 - 12/2004
Area Kingsgate/ Quensgate	Appr ID: JSAN	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
<i>Sample size (n)</i> 913			
Mean Assessed Value	306,400		
Mean Sales Price	308,500		
Standard Deviation AV	68,708		
Standard Deviation SP	72,294		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.997		
Weighted Mean Ratio	0.993		
UNIFORMITY			
Lowest ratio	0.814		
Highest ratio:	1.193		
Coefficient of Dispersion	6.23%		
Standard Deviation	0.076		
Coefficient of Variation	7.58%		
Price Related Differential (PRD)	1.005		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.991		
Upper limit	1.006		
95% Confidence: Mean			
Lower limit	0.993		
Upper limit	1.003		
SAMPLE SIZE EVALUATION			
N (population size)	6694		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.076		
Recommended minimum:	9		
Actual sample size:	913		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	462		
# ratios above mean:	451		
Z:	0.364		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 73

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	387680	0690	10/14/04	\$270,000	770	340	6	1969	3	6700	0	0	15651 126TH AV NE
5	387680	0480	9/22/04	\$265,000	770	770	6	1969	3	10120	0	0	12558 NE 156TH ST
5	387680	0290	5/19/04	\$235,000	770	770	6	1969	3	9450	0	0	12660 NE 157TH ST
5	387680	0520	2/19/03	\$237,000	770	770	6	1969	3	7920	0	0	12651 NE 157TH ST
5	387680	0190	7/12/04	\$262,000	790	290	6	1969	3	7500	0	0	12555 NE 156TH ST
5	387680	0340	8/13/04	\$245,000	790	110	6	1968	3	7350	0	0	12424 NE 157TH ST
5	387680	0320	12/8/03	\$259,950	790	790	6	1969	4	10335	0	0	12636 NE 157TH ST
5	387680	0710	8/20/03	\$222,000	1000	0	6	1969	3	8268	0	0	15671 126TH AV NE
5	387680	0600	12/29/03	\$242,000	1080	0	6	1969	4	7140	0	0	12612 NE 156TH PL
5	212605	9081	8/25/03	\$307,000	1090	570	6	1985	3	15000	0	0	13011 NE 140TH ST
5	387680	0350	4/24/03	\$234,000	1150	0	6	1968	3	7350	0	0	12418 NE 157TH ST
5	387680	0180	9/2/04	\$289,950	1180	1010	6	1969	5	7500	0	0	12547 NE 156TH ST
5	387680	0130	6/17/04	\$252,900	1320	0	6	1970	3	7000	0	0	12511 NE 156TH ST
5	387680	0200	11/1/03	\$229,250	1360	0	6	1969	4	7370	0	0	12561 NE 156TH ST
5	337430	0190	4/1/04	\$238,000	1440	0	6	1970	3	7210	0	0	13209 125TH AV NE
5	337430	0120	3/24/03	\$237,000	1450	0	6	1970	3	5850	0	0	13323 125TH AV NE
5	320550	0350	12/29/03	\$283,900	760	730	7	1973	4	11820	0	0	11915 NE 133RD PL
5	183991	0110	7/30/03	\$249,000	770	640	7	1972	3	6510	0	0	13441 122ND AV NE
5	104901	0830	1/22/04	\$149,000	790	0	7	1973	3	2670	0	0	12216 NE 148TH CT
5	183991	0030	4/16/03	\$240,490	830	640	7	1971	4	7350	0	0	12228 NE 136TH PL
5	320550	0340	8/21/03	\$262,500	850	250	7	1971	3	11820	0	0	11911 NE 133RD PL
5	104900	0260	6/23/04	\$198,000	880	240	7	1972	3	949	0	0	15001 123RD AV NE
5	104900	0300	8/27/04	\$209,000	880	240	7	1972	3	852	0	0	14907 123RD AV NE
5	183991	0530	11/20/03	\$245,000	890	380	7	1971	4	7220	0	0	12243 NE 136TH PL
5	387681	0190	4/5/04	\$249,000	900	240	7	1970	3	7208	0	0	12506 NE 157TH ST
5	183991	0200	2/5/03	\$237,000	900	550	7	1970	3	7350	0	0	12211 NE 134TH ST
5	387681	0170	9/28/04	\$248,950	900	0	7	1970	4	9600	0	0	15711 126TH AV NE
5	387681	0180	9/8/04	\$241,500	900	0	7	1970	4	8000	0	0	15705 126TH AV NE
5	701620	0180	8/22/03	\$259,941	920	300	7	1972	3	7345	0	0	11822 NE 156TH ST
5	387631	2040	7/30/03	\$282,000	970	290	7	1969	4	7050	0	0	14145 126TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	387631	2170	6/16/04	\$290,000	980	980	7	1969	3	7070	0	0	12420 NE 141ST WY
5	320540	0480	4/6/04	\$255,000	1010	0	7	1968	3	8850	0	0	12006 NE 134TH PL
5	320540	0420	9/22/03	\$229,950	1010	0	7	1968	3	5880	0	0	13515 121ST AV NE
5	320540	0120	11/3/03	\$290,000	1010	480	7	1968	5	9200	0	0	13411 121ST AV NE
5	320550	0060	9/16/04	\$240,275	1030	0	7	1970	3	7200	0	0	13308 121ST AV NE
5	701610	0440	7/28/04	\$275,000	1030	400	7	1970	4	7650	0	0	11813 NE 153RD ST
5	328830	0850	8/18/04	\$269,604	1040	300	7	1972	3	19456	0	0	11631 NE 148TH CT
5	183991	0180	1/14/03	\$207,000	1040	0	7	1971	3	10560	0	0	12201 NE 134TH ST
5	278793	0210	5/27/04	\$291,000	1050	770	7	1973	3	7050	0	0	13203 129TH PL NE
5	092720	0330	12/31/03	\$276,500	1050	360	7	1975	3	7314	0	0	12502 NE 140TH ST
5	371550	0170	1/30/03	\$247,000	1050	340	7	1977	3	10280	0	0	13832 125TH AV NE
5	104900	0190	4/9/03	\$230,000	1060	540	7	1972	3	3969	0	0	15016 122ND PL NE
5	183992	0030	6/18/03	\$263,000	1060	370	7	1969	4	9559	0	0	13805 121ST AV NE
5	320550	0130	11/10/04	\$300,000	1080	530	7	1969	3	7650	0	0	12114 NE 134TH ST
5	255866	0320	7/26/04	\$288,750	1080	530	7	1976	3	6900	0	0	13414 129TH PL NE
5	387631	2500	11/5/03	\$260,000	1080	380	7	1975	3	8400	0	0	14631 124TH PL NE
5	255866	0320	12/17/03	\$259,000	1080	530	7	1976	3	6900	0	0	13414 129TH PL NE
5	183991	0090	10/7/04	\$235,000	1080	370	7	1970	3	5580	0	0	13449 122ND AV NE
5	320550	0110	10/8/03	\$280,000	1090	530	7	1969	3	9600	0	0	12115 NE 134TH ST
5	328830	0150	5/12/03	\$274,900	1090	430	7	1972	3	7875	0	0	14822 119TH PL NE
5	328830	0880	10/2/03	\$252,577	1090	800	7	1972	3	16140	0	0	11707 NE 148TH PL
5	104900	0080	10/21/03	\$229,000	1090	0	7	1972	4	4565	0	0	15013 122ND PL NE
5	387600	0050	7/8/03	\$246,000	1100	500	7	1967	3	10125	0	0	13323 115TH AV NE
5	162605	9059	7/9/03	\$246,000	1100	620	7	1979	3	15364	0	0	11601 NE 155TH ST
5	183990	0040	11/2/04	\$325,450	1100	1060	7	1968	4	6660	0	0	13216 118TH AV NE
5	387631	0290	7/17/03	\$267,750	1100	300	7	1975	4	5356	0	0	12806 NE 141ST WY
5	255867	0230	12/23/04	\$330,000	1110	780	7	1975	3	6825	0	0	13529 131ST PL NE
5	092720	0300	8/31/04	\$310,000	1110	850	7	1976	3	6300	0	0	14011 125TH PL NE
5	387631	1360	6/18/04	\$290,000	1110	360	7	1975	3	10578	0	0	12925 NE 145TH PL
5	387631	1590	5/17/04	\$265,000	1110	440	7	1974	3	7980	0	0	14439 129TH AV NE
5	387631	0920	6/7/04	\$269,000	1110	700	7	1974	3	6930	0	0	14404 130TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	387631	1410	9/13/04	\$250,000	1110	380	7	1975	3	4848	0	0	12940 NE 145TH PL
5	255865	0020	6/25/04	\$305,950	1110	530	7	1974	4	7125	0	0	13512 129TH PL NE
5	328830	0760	4/23/03	\$252,500	1110	500	7	1969	4	7875	0	0	14821 116TH PL NE
5	320540	0470	5/22/03	\$255,000	1120	0	7	1968	3	7920	0	0	12012 NE 134TH PL
5	387630	0360	6/9/04	\$287,500	1130	810	7	1975	3	17825	0	0	12244 NE 140TH ST
5	670660	0120	8/14/03	\$280,000	1130	750	7	1977	3	7236	0	0	12217 NE 139TH PL
5	212605	9051	5/12/04	\$314,950	1130	950	7	1993	3	13483	0	0	12633 NE 140TH ST
5	255864	0010	4/30/03	\$277,000	1130	830	7	1974	3	10695	0	0	12715 NE 136TH ST
5	255874	0100	10/7/04	\$275,000	1140	0	7	1989	3	7201	0	0	12707 NE 132ND PL
5	092720	0020	3/11/04	\$275,000	1150	360	7	1975	3	7245	0	0	14010 125TH PL NE
5	320550	0330	8/21/03	\$269,600	1150	650	7	1969	3	7125	0	0	11914 NE 133RD PL
5	255865	0120	6/22/04	\$329,950	1160	360	7	1976	3	7700	0	0	13029 NE 134TH PL
5	387631	2340	11/26/03	\$284,500	1160	450	7	1976	3	7560	0	0	14713 125TH AV NE
5	951320	0090	8/22/03	\$285,000	1160	630	7	1985	3	7376	0	0	12516 NE 168TH CT
5	701620	0290	8/6/03	\$264,950	1160	870	7	1972	3	8364	0	0	15506 118TH PL NE
5	387620	1440	6/20/03	\$248,900	1160	570	7	1968	3	9520	0	0	11830 NE 140TH PL
5	104900	0740	11/19/03	\$164,280	1160	0	7	1972	3	1848	0	0	12306 NE 149TH CT
5	104900	0860	2/25/03	\$163,500	1160	0	7	1972	3	1848	0	0	12315 NE 150TH CT
5	387631	3060	4/26/04	\$307,500	1160	820	7	1976	4	8100	0	0	14617 128TH AV NE
5	155250	0060	8/11/04	\$350,000	1170	420	7	1994	3	8135	0	0	12223 NE 169TH PL
5	701631	0340	8/25/04	\$308,000	1170	850	7	1972	3	6600	0	0	11819 NE 158TH ST
5	387631	0360	9/23/04	\$275,000	1170	360	7	1970	3	10500	0	0	14218 128TH AV NE
5	183992	0140	5/7/04	\$275,500	1170	740	7	1969	3	12400	0	0	13712 121ST AV NE
5	387631	2070	10/10/03	\$255,000	1170	400	7	1968	3	7760	0	0	12502 NE 141ST WY
5	701631	0360	4/25/03	\$283,000	1170	850	7	1973	4	5885	0	0	11826 NE 158TH ST
5	255864	0280	12/16/04	\$325,000	1180	420	7	1974	3	5525	0	0	13629 128TH AV NE
5	387620	0550	6/1/04	\$290,000	1180	450	7	1967	3	8500	0	0	14284 120TH PL NE
5	387620	0540	5/25/04	\$298,000	1180	460	7	1967	3	8500	0	0	14278 120TH PL NE
5	387620	0070	5/20/03	\$284,000	1180	340	7	1967	3	7500	0	0	14112 119TH AV NE
5	387620	1040	1/23/04	\$260,000	1180	320	7	1967	3	8190	0	0	11881 NE 142ND PL
5	255861	0080	4/1/04	\$275,000	1180	820	7	1973	3	5564	0	0	13525 127TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	255867	0380	6/23/04	\$333,900	1180	780	7	1975	4	7600	0	0	12916 NE 136TH PL
5	387631	0170	6/26/03	\$284,950	1180	440	7	1975	4	8255	0	0	14116 126TH PL NE
5	255869	0070	8/26/03	\$273,950	1180	870	7	1977	4	9000	0	0	12707 NE 135TH ST
5	255863	0190	7/23/04	\$319,500	1190	320	7	1974	3	7566	0	0	13706 129TH PL NE
5	162605	9143	12/15/04	\$255,000	1190	0	7	1979	3	10454	0	0	11611 NE 155TH ST
5	155252	0050	3/5/03	\$287,500	1190	420	7	1994	3	16318	0	0	16906 123RD PL NE
5	387631	1560	5/14/04	\$305,500	1190	350	7	1976	4	6650	0	0	12855 NE 145TH PL
5	387631	3150	1/7/03	\$290,000	1190	380	7	1976	4	8446	0	0	14644 128TH AV NE
5	255873	0050	10/1/03	\$291,950	1200	350	7	1984	3	7207	0	0	13538 124TH CT NE
5	387631	1870	11/20/03	\$285,000	1200	820	7	1969	3	7210	0	0	14137 128TH AV NE
5	701631	0330	7/18/03	\$284,950	1200	420	7	1972	4	8715	0	0	11811 NE 158TH ST
5	183992	0170	3/20/03	\$252,000	1200	0	7	1969	4	7350	0	0	13814 121ST AV NE
5	259770	0150	10/23/03	\$238,500	1200	0	7	1967	4	7000	0	0	14430 120TH PL NE
5	104900	0230	8/25/04	\$240,000	1210	410	7	1972	3	1334	0	0	15007 123RD AV NE
5	387620	1090	4/19/04	\$277,000	1220	0	7	1968	3	8500	0	0	11828 NE 142ND ST
5	387631	3010	4/8/04	\$291,000	1220	620	7	1976	3	8960	0	0	14653 128TH AV NE
5	387681	0100	2/17/04	\$240,500	1220	0	7	1970	3	7210	0	0	12604 NE 157TH ST
5	387631	1640	11/6/03	\$264,950	1220	500	7	1974	3	7820	0	0	12807 NE 144TH WY
5	387631	2820	2/20/03	\$268,500	1220	950	7	1976	3	7000	0	0	12513 NE 148TH ST
5	387631	1730	6/12/03	\$299,950	1220	600	7	1972	4	11000	0	0	14313 130TH AV NE
5	278793	0030	6/10/04	\$273,193	1230	0	7	1972	3	5250	0	0	12912 NE 132ND PL
5	255866	0230	6/10/04	\$316,000	1230	500	7	1976	3	7728	0	0	12827 NE 135TH ST
5	255869	0040	3/24/03	\$295,000	1230	870	7	1977	3	8000	0	0	13321 127TH PL NE
5	255866	0220	12/2/04	\$275,000	1230	410	7	1976	3	7650	0	0	13422 128TH PL NE
5	387631	3070	12/1/03	\$307,500	1230	410	7	1976	4	8610	0	0	14609 128TH AV NE
5	946591	0410	5/6/03	\$259,900	1230	100	7	1947	4	12787	0	0	16006 124TH AV NE
5	701631	0480	4/13/04	\$303,850	1230	860	7	1973	4	7210	0	0	15709 119TH AV NE
5	255860	0060	3/4/03	\$282,750	1230	420	7	1972	4	7272	0	0	12507 NE 137TH PL
5	387631	2380	2/24/04	\$285,000	1230	670	7	1975	4	7210	0	0	14621 125TH AV NE
5	951320	0240	9/26/03	\$320,000	1240	420	7	1984	3	6845	1	0	16913 126TH AV NE
5	701600	0150	11/10/03	\$260,000	1240	770	7	1968	3	7280	0	0	15015 116TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	255872	0020	10/22/03	\$274,950	1240	860	7	1977	3	13275	0	0	12415 NE 134TH PL
5	387631	0020	7/11/03	\$259,950	1240	620	7	1975	3	7200	0	0	12409 NE 141ST WY
5	387631	0010	3/24/03	\$252,500	1240	790	7	1975	3	8700	0	0	12403 NE 141ST WY
5	255871	0010	6/17/04	\$302,000	1240	920	7	1977	4	8008	0	0	13202 130TH PL NE
5	387631	1790	7/2/03	\$278,000	1240	580	7	1974	4	7600	0	0	12716 NE 142ND CT
5	255870	0140	8/19/03	\$282,000	1240	860	7	1978	4	8505	0	0	13305 127TH PL NE
5	387631	2440	5/11/04	\$325,900	1240	200	7	1975	5	8400	0	0	14638 124TH PL NE
5	387620	1390	5/20/03	\$255,000	1250	0	7	1968	3	8500	0	0	14032 118TH AV NE
5	104901	0250	7/26/04	\$261,500	1260	0	7	1972	3	5550	0	0	12109 NE 150TH ST
5	092720	0180	6/1/04	\$277,000	1260	0	7	1969	3	11250	0	0	12408 NE 141ST ST
5	255872	0130	4/22/03	\$299,950	1260	430	7	1977	3	8000	0	0	13313 127TH PL NE
5	255866	0190	6/9/04	\$297,500	1260	470	7	1976	3	6500	0	0	12816 NE 134TH PL
5	320550	0020	12/15/03	\$245,000	1260	0	7	1971	3	7200	0	0	13210 121ST AV NE
5	320550	0240	4/9/03	\$276,500	1260	720	7	1973	3	6864	0	0	12012 NE 133RD PL
5	104901	0050	2/3/04	\$249,000	1270	0	7	1972	3	6760	0	0	15122 122ND CT NE
5	183991	0020	5/27/04	\$289,000	1270	170	7	1972	3	7350	0	0	12234 NE 136TH PL
5	104901	0050	3/4/03	\$206,000	1270	0	7	1972	3	6760	0	0	15122 122ND CT NE
5	951320	0150	4/17/03	\$271,500	1270	520	7	1984	3	8744	0	0	16720 126TH AV NE
5	328810	0370	9/17/03	\$269,000	1280	0	7	1965	3	8132	0	0	14401 119TH PL NE
5	387648	0320	3/11/04	\$282,000	1280	0	7	1979	4	7722	0	0	14707 129TH AV NE
5	371550	0100	8/12/04	\$294,000	1290	180	7	1969	3	7560	0	0	12538 NE 138TH PL
5	387631	2960	5/19/04	\$236,000	1290	0	7	1976	3	9825	0	0	14630 127TH AV NE
5	387682	0100	1/3/03	\$235,000	1290	0	7	1976	3	6380	0	0	12520 NE 154TH ST
5	387682	0300	10/16/03	\$235,000	1290	0	7	1976	3	7600	0	0	15400 127TH PL NE
5	387682	0130	4/25/03	\$231,000	1290	0	7	1976	3	4650	0	0	12504 NE 154TH ST
5	387682	0320	11/8/04	\$230,000	1290	0	7	1976	3	7070	0	0	15412 127TH PL NE
5	387631	2880	8/25/03	\$225,000	1290	0	7	1976	3	7300	0	0	14625 127TH AV NE
5	387682	0310	2/4/03	\$224,900	1290	0	7	1976	3	7373	0	0	15406 127TH PL NE
5	255864	0110	10/20/04	\$338,800	1290	980	7	1973	4	6272	0	0	12837 NE 136TH ST
5	670660	0090	12/3/04	\$310,000	1290	670	7	1977	4	8000	0	0	12203 NE 139TH PL
5	387620	0670	5/19/03	\$227,500	1290	0	7	1967	4	6800	0	0	14254 121ST AV NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	701600	0540	12/16/04	\$310,000	1300	450	7	1968	3	7200	0	0	15032 116TH PL NE
5	320540	0350	6/29/04	\$293,500	1300	0	7	1968	3	8500	0	0	13600 120TH AV NE
5	701600	0050	9/1/04	\$315,000	1300	520	7	1968	3	7600	0	0	15227 116TH PL NE
5	951320	0310	6/29/04	\$334,950	1300	500	7	1983	3	6632	1	0	16900 124TH AV NE
5	255865	0170	4/29/04	\$325,000	1300	1040	7	1974	3	7200	0	0	13122 NE 134TH PL
5	255869	0110	6/4/04	\$318,300	1300	1060	7	1977	3	7875	0	0	12708 NE 135TH ST
5	155251	0350	1/28/04	\$311,000	1300	760	7	1994	3	8434	0	0	16604 122ND AV NE
5	954290	0130	12/2/04	\$234,000	1300	0	7	1970	3	14025	0	0	13704 121ST AV NE
5	328820	0160	4/23/04	\$329,950	1300	620	7	1968	4	9450	0	0	11751 NE 143RD ST
5	328830	0750	9/10/03	\$283,000	1300	670	7	1969	4	7875	0	0	14827 116TH PL NE
5	701600	0410	3/19/03	\$269,950	1300	950	7	1968	4	6300	0	0	15209 117TH PL NE
5	320550	0030	4/15/04	\$277,000	1310	0	7	1971	3	7200	0	0	13216 121ST AV NE
5	104901	0790	4/28/04	\$203,000	1310	0	7	1973	3	2184	0	0	12211 NE 148TH CT
5	104901	0850	7/12/04	\$193,500	1310	0	7	1973	3	1992	0	0	12212 NE 148TH CT
5	104901	0820	4/15/04	\$199,950	1310	0	7	1973	3	2150	0	0	12217 NE 148TH CT
5	387631	2930	6/24/04	\$261,500	1310	0	7	1976	3	9398	0	0	14610 127TH AV NE
5	025500	0290	5/30/03	\$275,000	1310	700	7	1986	3	5452	0	0	16507 126TH AV NE
5	320540	0290	4/16/04	\$277,950	1320	0	7	1968	3	7280	0	0	12018 NE 136TH PL
5	328830	0020	9/1/04	\$315,500	1320	0	7	1969	3	7488	0	0	14486 119TH PL NE
5	183990	0060	9/9/03	\$296,000	1320	870	7	1968	3	7350	0	0	13224 118TH AV NE
5	255867	0060	8/25/04	\$275,000	1320	0	7	1975	4	7000	0	0	13527 131ST AV NE
5	387600	0180	12/3/03	\$280,000	1320	1320	7	1966	4	9800	0	0	13625 115TH AV NE
5	387620	0130	11/25/03	\$320,000	1330	800	7	1967	3	7500	0	0	11911 NE 142ND PL
5	387648	0150	5/27/04	\$314,500	1330	530	7	1979	3	9100	0	0	12912 NE 146TH PL
5	387630	0820	9/16/04	\$328,000	1340	620	7	1968	3	9310	0	0	14134 121ST AV NE
5	701620	0110	4/29/03	\$230,000	1340	0	7	1971	3	7210	0	0	15612 119TH AV NE
5	387630	1150	7/6/04	\$332,000	1340	700	7	1968	4	10010	0	0	14214 121ST AV NE
5	387620	1220	4/13/04	\$339,500	1340	600	7	1967	4	8550	0	0	14111 119TH AV NE
5	387631	0260	6/17/03	\$282,500	1340	650	7	1972	4	6825	0	0	12807 NE 141ST WY
5	104900	0310	4/27/04	\$234,840	1350	410	7	1972	3	1512	0	0	14905 123RD AV NE
5	701600	0180	4/24/03	\$263,000	1350	700	7	1968	3	6750	0	0	15001 116TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	104900	0240	10/27/04	\$201,850	1350	410	7	1972	3	1334	0	0	15005 123RD AV NE
5	255871	0070	9/16/04	\$348,000	1360	440	7	1977	3	7280	0	0	13306 130TH PL NE
5	104901	0490	3/11/03	\$220,000	1360	0	7	1973	3	3905	0	0	14707 121ST CT NE
5	387648	0280	12/11/03	\$289,000	1360	440	7	1979	3	7200	0	0	12920 NE 147TH PL
5	866317	0090	6/12/03	\$265,000	1370	0	7	1988	3	9706	0	0	12824 NE 132ND PL
5	387649	0100	9/5/03	\$281,000	1370	650	7	1985	3	8851	0	0	12930 NE 149TH ST
5	951320	0020	5/5/04	\$320,000	1380	410	7	1984	3	6085	0	0	12411 NE 169TH ST
5	255860	0120	8/19/04	\$307,000	1380	480	7	1972	3	7210	0	0	12504 NE 137TH PL
5	025500	0270	3/19/04	\$305,000	1380	410	7	1985	3	5794	0	0	16523 126TH AV NE
5	328830	0120	8/21/03	\$273,000	1380	300	7	1975	3	9135	0	0	14804 119TH PL NE
5	255864	0290	6/18/03	\$308,000	1390	640	7	1974	3	5500	0	0	13625 128TH AV NE
5	255864	0250	3/23/04	\$293,500	1390	510	7	1975	3	5500	0	0	13626 128TH AV NE
5	255869	0020	9/14/04	\$369,950	1390	900	7	1977	4	8500	0	0	12619 NE 134TH PL
5	387631	1500	8/27/04	\$294,950	1390	640	7	1975	4	6615	0	0	14515 129TH AV NE
5	638620	0100	5/25/04	\$306,000	1400	0	7	1987	3	7508	0	0	13009 NE 137TH PL
5	387630	0370	12/5/03	\$255,000	1400	0	7	1968	3	11850	0	0	12236 NE 140TH ST
5	387620	1210	9/3/03	\$270,000	1400	0	7	1967	4	9048	0	0	11833 NE 142ND ST
5	951320	0180	1/11/03	\$277,500	1410	390	7	1984	3	10492	0	0	16816 126TH AV NE
5	387631	2110	1/20/04	\$276,000	1410	450	7	1969	3	6080	0	0	14150 125TH AV NE
5	183991	0040	4/6/04	\$268,000	1420	0	7	1970	3	7350	0	0	12220 NE 136TH PL
5	371550	0230	5/17/03	\$251,500	1430	0	7	1969	3	9975	0	0	13817 125TH AV NE
5	387620	1410	6/4/04	\$234,094	1430	0	7	1968	3	8500	0	0	11801 NE 141ST ST
5	387600	0770	9/2/04	\$299,000	1430	0	7	1965	4	4950	0	0	13726 117TH AV NE
5	255867	0370	8/27/04	\$344,000	1440	490	7	1975	4	7700	0	0	12924 NE 136TH PL
5	255866	0350	10/19/04	\$342,950	1440	400	7	1976	4	6480	0	0	13430 129TH PL NE
5	387631	0090	10/12/04	\$329,000	1440	1030	7	1972	4	7196	0	0	12513 NE 141ST WY
5	255873	0090	12/8/03	\$289,000	1450	0	7	1982	3	6943	0	0	12445 NE 136TH PL
5	387620	0770	10/9/03	\$264,000	1460	0	7	1967	3	7400	0	0	14267 121ST AV NE
5	255861	0210	6/9/04	\$310,000	1460	1010	7	1973	3	6693	0	0	13800 128TH AV NE
5	387631	2620	12/30/03	\$291,000	1460	450	7	1975	3	12325	0	0	14608 125TH AV NE
5	255869	0190	2/7/03	\$288,500	1460	600	7	1977	3	8050	0	0	12528 NE 134TH PL

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	387631	1390	4/21/03	\$285,000	1460	630	7	1975	3	4500	0	0	12941 NE 145TH PL
5	255861	0040	3/26/03	\$319,950	1460	620	7	1973	4	8040	0	0	13545 127TH AV NE
5	255869	0130	7/15/04	\$311,500	1470	670	7	1977	3	8970	0	0	12632 NE 134TH PL
5	701610	0520	11/20/03	\$275,000	1470	0	7	1969	4	8100	0	0	11728 NE 150TH PL
5	162605	9052	7/30/03	\$315,000	1470	1300	7	1975	4	9694	0	0	16427 124TH AV NE
5	866337	0090	6/18/03	\$273,000	1480	0	7	1989	3	7111	0	0	12244 NE 133RD PL
5	387631	1260	9/5/03	\$271,000	1490	540	7	1975	3	6000	0	0	14441 129TH PL NE
5	387631	2390	6/15/04	\$315,000	1490	440	7	1975	4	8925	0	0	14615 125TH AV NE
5	255863	0040	9/29/03	\$340,000	1490	650	7	1974	5	12285	0	0	12823 NE 138TH CT
5	104900	0510	6/28/04	\$223,500	1500	0	7	1972	3	2838	0	0	12301 NE 149TH ST
5	155252	0090	8/9/04	\$324,950	1500	0	7	1994	3	9672	0	0	16909 123RD PL NE
5	387600	0980	4/9/03	\$316,000	1500	750	7	1968	3	7210	0	0	13207 116TH PL NE
5	387600	0230	4/26/04	\$281,950	1500	1500	7	1966	3	9600	0	0	13719 115TH AV NE
5	255871	0130	2/5/04	\$355,000	1500	1120	7	1977	4	8250	0	0	12932 NE 133RD PL
5	328810	0420	7/17/03	\$314,000	1500	800	7	1966	4	14186	0	0	14437 119TH PL NE
5	104901	0220	5/20/04	\$255,100	1510	0	7	1972	3	3956	0	0	12100 NE 150TH ST
5	255863	0100	3/24/04	\$292,000	1510	0	7	1974	3	9280	0	0	12901 NE 139TH ST
5	387620	1500	6/3/03	\$288,900	1510	460	7	1968	3	7875	0	0	11832 NE 140TH ST
5	701620	0100	9/15/03	\$265,000	1510	0	7	1971	3	7210	0	0	15606 119TH AV NE
5	255864	0090	6/19/03	\$242,000	1510	0	7	1973	3	7840	0	0	12825 NE 136TH ST
5	387631	2810	9/23/03	\$263,500	1510	450	7	1976	3	7505	0	0	12505 NE 148TH ST
5	387600	0660	12/10/04	\$285,000	1520	0	7	1965	3	8000	0	0	11604 NE 139TH ST
5	328830	0320	3/19/03	\$306,000	1520	990	7	1975	4	8670	0	0	11748 NE 148TH PL
5	387620	1030	1/8/04	\$291,950	1540	0	7	1967	3	7140	0	0	11875 NE 142ND PL
5	104900	0540	12/10/04	\$220,900	1540	0	7	1972	3	2256	0	0	12313 NE 149TH ST
5	212605	9158	1/28/04	\$238,500	1540	0	7	1963	3	14214	0	0	12407 NE 140TH ST
5	104900	0010	6/10/04	\$275,000	1550	0	7	1972	3	5490	0	0	12201 NE 149TH PL
5	387620	0100	12/9/04	\$315,000	1560	0	7	1968	3	7500	0	0	14212 119TH AV NE
5	387620	1010	6/3/03	\$239,900	1560	0	7	1967	3	8466	0	0	11853 NE 142ND PL
5	387620	0060	6/24/04	\$303,000	1560	0	7	1967	4	8700	0	0	14104 119TH AV NE
5	387620	0970	9/26/03	\$285,000	1560	0	7	1967	4	8775	0	0	14224 118TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	701620	0440	5/19/03	\$270,000	1570	0	7	1971	3	7210	0	0	15611 118TH AV NE
5	387600	1790	8/26/04	\$293,000	1580	0	7	1965	3	7210	0	0	13624 116TH PL NE
5	387600	1430	9/27/04	\$305,000	1580	0	7	1965	3	7210	0	0	13405 117TH AV NE
5	104900	0600	10/24/04	\$225,000	1580	0	7	1972	3	2268	0	0	12311 NE 149TH CT
5	255869	0050	11/17/03	\$250,000	1580	0	7	1977	3	12000	0	0	13320 127TH PL NE
5	327500	0130	11/11/04	\$330,000	1590	0	7	1978	3	6696	0	0	13901 127TH PL NE
5	255861	0290	5/10/03	\$257,000	1590	0	7	1973	3	7380	0	0	13822 127TH AV NE
5	328820	0900	7/27/04	\$308,000	1600	0	7	1974	3	9600	0	0	11620 NE 140TH ST
5	212605	9259	5/20/03	\$269,000	1600	0	7	1986	3	7855	0	0	13104 NE 133RD CT
5	212605	9204	5/18/04	\$365,000	1610	860	7	1972	3	20908	0	0	14336 131ST AV NE
5	701631	0460	9/21/04	\$329,950	1610	840	7	1973	3	7210	0	0	15721 119TH AV NE
5	387630	0630	6/3/04	\$309,000	1610	0	7	1968	4	6566	0	0	14113 123RD AV NE
5	387600	1370	9/18/03	\$280,000	1610	0	7	1966	4	9000	0	0	11612 NE 133RD ST
5	371550	0180	12/15/04	\$319,950	1620	0	7	1969	4	8580	0	0	13833 125TH AV NE
5	104901	0120	10/28/04	\$280,000	1630	0	7	1972	3	6324	0	0	12108 NE 151ST ST
5	155252	0030	4/6/04	\$309,300	1630	0	7	1994	3	11435	0	0	12303 NE 169TH ST
5	866337	0050	11/18/04	\$290,000	1630	0	7	1988	3	7055	0	0	12257 NE 133RD PL
5	954290	0260	7/29/03	\$238,200	1630	0	7	1970	3	8050	0	0	12081 NE 137TH CT
5	387610	0340	10/10/03	\$260,950	1630	0	7	1966	4	7500	0	0	13311 119TH AV NE
5	212605	9267	8/25/04	\$322,000	1640	0	7	1988	3	7307	0	0	14436 120TH LN NE
5	255873	0230	6/18/03	\$282,000	1640	0	7	1985	3	7462	0	0	12402 NE 136TH PL
5	387600	0780	1/23/03	\$267,000	1640	0	7	1965	3	8000	0	0	13720 117TH AV NE
5	328820	0530	7/9/04	\$319,000	1640	0	7	1967	4	8250	0	0	14110 117TH AV NE
5	387600	1610	4/30/04	\$300,000	1650	0	7	1966	4	7475	0	0	11610 NE 135TH ST
5	328810	0480	8/26/03	\$289,950	1650	0	7	1966	4	8925	0	0	11803 NE 144TH PL
5	387610	0170	8/26/03	\$254,950	1660	0	7	1966	3	7500	0	0	13334 119TH AV NE
5	387630	0980	10/28/03	\$255,950	1670	0	7	1968	3	7200	0	0	12300 NE 142ND PL
5	954290	0210	12/8/03	\$245,000	1670	0	7	1972	3	5700	0	0	12053 NE 137TH CT
5	155251	0100	6/10/04	\$306,500	1680	0	7	1994	3	6200	0	0	16715 122ND AV NE
5	951320	0160	6/7/04	\$326,800	1690	0	7	1984	3	10261	0	0	16804 126TH AV NE
5	155251	0340	12/5/03	\$300,000	1690	0	7	1994	3	8851	0	0	16500 122ND AV NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	387631	1990	5/15/03	\$338,000	1710	800	7	1969	4	7565	0	0	12614 NE 142ND ST
5	255870	0050	11/3/04	\$340,000	1710	510	7	1978	4	7875	0	0	13234 126TH PL NE
5	025500	0350	4/8/04	\$355,000	1720	420	7	1986	3	19536	0	0	16548 126TH AV NE
5	155250	0080	7/8/03	\$289,500	1720	0	7	1994	3	10071	0	0	12229 NE 169TH ST
5	104901	0690	9/4/03	\$189,950	1720	0	7	1973	3	1978	0	0	14706 122ND PL NE
5	104901	0800	3/21/03	\$187,500	1720	0	7	1973	3	1978	0	0	12213 NE 148TH CT
5	328810	0180	9/28/04	\$324,000	1720	0	7	1966	4	8925	0	0	14303 118TH AV NE
5	104900	0170	9/26/03	\$239,950	1730	0	7	1972	3	4841	0	0	15012 122ND PL NE
5	212605	9264	5/13/04	\$324,000	1730	0	7	1988	4	9298	0	0	12039 NE 145TH ST
5	212605	9263	12/30/03	\$320,000	1730	0	7	1988	4	8826	0	0	12032 NE 145TH ST
5	638620	0140	5/21/03	\$295,000	1740	0	7	1987	3	9814	0	0	13006 NE 137TH PL
5	255869	0210	12/15/03	\$385,000	1750	890	7	1977	5	8050	0	0	12512 NE 134TH PL
5	155251	0140	9/16/04	\$352,000	1770	0	7	1994	3	8025	0	0	16515 122ND AV NE
5	701600	0010	5/27/03	\$279,900	1770	0	7	1968	3	8000	0	0	11623 NE 155TH ST
5	387648	0020	9/17/03	\$290,000	1770	0	7	1979	4	8190	0	0	14526 129TH AV NE
5	387630	0830	10/28/03	\$350,000	1780	1080	7	1968	3	8000	0	0	12117 NE 142ND ST
5	701620	0360	12/8/04	\$329,500	1780	600	7	1971	3	5684	0	0	11821 NE 157TH ST
5	328830	0180	10/9/03	\$320,000	1780	580	7	1969	4	6840	0	0	14840 119TH PL NE
5	320550	0320	4/19/04	\$315,000	1790	0	7	1969	3	7125	0	0	13311 120TH AV NE
5	320550	0320	4/24/03	\$270,000	1790	0	7	1969	3	7125	0	0	13311 120TH AV NE
5	701631	0020	2/12/04	\$324,950	1800	700	7	1972	3	7210	0	0	15708 119TH AV NE
5	387630	0190	3/12/03	\$275,000	1800	0	7	1968	3	7350	0	0	13906 121ST AV NE
5	387610	0640	5/16/03	\$279,900	1800	0	7	1966	4	7920	0	0	13854 119TH AV NE
5	701631	0350	7/17/03	\$316,175	1800	1220	7	1972	4	5940	0	0	11825 NE 158TH ST
5	670660	0150	11/10/04	\$315,000	1810	0	7	1977	3	7280	0	0	13821 123RD AV NE
5	387600	1330	5/1/03	\$239,500	1810	0	7	1966	3	7200	0	0	13401 116TH AV NE
5	155251	0160	7/24/03	\$330,000	1820	0	7	1994	3	9490	0	0	16421 122ND CT NE
5	866317	0050	12/18/03	\$269,500	1820	0	7	1967	4	8429	0	0	12822 NE 132ND ST
5	387600	1500	7/25/03	\$297,000	1840	0	7	1965	3	7300	0	0	11611 NE 135TH ST
5	104901	0280	4/6/04	\$304,950	1850	0	7	1972	3	5564	0	0	12117 NE 150TH ST
5	255865	0190	10/27/04	\$305,000	1850	0	7	1976	3	7200	0	0	13106 NE 134TH PL

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	025500	0470	4/29/04	\$305,000	1850	0	7	1985	3	7154	0	0	16632 126TH AV NE
5	255866	0340	8/5/03	\$290,000	1860	0	7	1976	3	6860	0	0	13426 129TH PL NE
5	387631	2140	8/17/04	\$356,000	1900	1190	7	1968	3	6370	0	0	14141 125TH AV NE
5	025500	0330	7/17/03	\$287,000	1900	0	7	1986	3	16892	0	0	16520 126TH AV NE
5	387631	3180	8/7/03	\$314,500	1900	0	7	1976	4	7350	0	0	12808 NE 149TH ST
5	387631	2830	5/13/04	\$317,500	1910	0	7	1976	3	7200	0	0	12521 NE 148TH ST
5	387631	2490	12/12/03	\$299,990	1910	0	7	1975	3	8400	0	0	14639 124TH PL NE
5	387631	0620	6/3/03	\$286,000	1910	0	7	1972	3	8512	0	0	13003 NE 143RD ST
5	155251	0280	1/2/04	\$323,000	1930	0	7	1995	3	9669	0	0	12220 NE 165TH PL
5	255863	0030	9/30/03	\$320,000	1930	0	7	1974	4	8928	0	0	12817 NE 138TH CT
5	951320	0060	8/23/04	\$349,800	1960	0	7	1983	3	6798	0	0	16805 126TH AV NE
5	328830	0500	5/1/03	\$280,000	1960	0	7	1968	4	6048	0	0	14813 117TH PL NE
5	951320	0270	2/18/04	\$308,500	2030	0	7	1984	3	6258	1	0	12424 NE 169TH ST
5	025500	0460	9/22/04	\$380,000	2080	0	7	1984	3	6181	0	0	12600 NE 166TH CT
5	670660	0170	9/10/03	\$280,000	2080	0	7	1977	3	7236	0	0	12226 NE 138TH PL
5	255866	0210	10/17/03	\$266,400	2090	0	7	1976	3	7200	0	0	13414 128TH PL NE
5	387648	0010	7/19/04	\$325,000	2090	0	7	1979	4	8000	0	0	14525 129TH AV NE
5	387648	0260	4/1/04	\$319,950	2090	0	7	1979	4	6885	0	0	12932 NE 147TH PL
5	092720	0110	10/21/04	\$318,000	2140	0	7	1977	3	7245	0	0	12438 NE 141ST PL
5	328810	0460	4/9/03	\$289,000	2160	0	7	1966	4	7875	0	0	11815 NE 144TH PL
5	212605	9275	12/30/04	\$415,000	2200	0	7	1997	3	10734	0	0	13110 NE 137TH PL
5	255869	0080	8/16/04	\$340,000	2240	0	7	1977	3	9450	0	0	12719 NE 135TH ST
5	155250	0170	7/27/04	\$360,000	2250	0	7	1994	3	7200	0	0	12118 NE 169TH ST
5	701631	0160	3/3/04	\$269,500	2260	0	7	1972	3	8900	0	0	15921 119TH AV NE
5	092720	0220	2/5/03	\$305,000	2270	0	7	1977	3	4224	0	0	14117 125TH PL NE
5	701600	0310	7/17/03	\$274,000	2280	0	7	1968	3	8400	0	0	15206 117TH PL NE
5	701600	0690	8/28/03	\$290,200	2280	0	7	1968	4	6900	0	0	11636 NE 155TH ST
5	387620	1270	12/27/04	\$309,000	2320	0	7	1967	3	6000	0	0	14110 118TH AV NE
5	387620	1250	9/21/04	\$362,000	2320	0	7	1967	4	14375	0	0	11810 NE 141ST ST
5	387620	1250	4/9/04	\$339,000	2320	0	7	1967	4	14375	0	0	11810 NE 141ST ST
5	025500	0100	8/28/03	\$330,000	2490	0	7	1984	3	9169	0	0	16639 126TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	328820	0070	5/13/03	\$311,000	2600	0	7	1967	3	8625	0	0	11703 NE 144TH PL
5	387630	0680	8/4/04	\$385,000	2980	0	7	1968	4	7752	0	0	12128 NE 141ST ST
5	387631	0950	8/29/03	\$349,900	3190	0	7	1973	4	10872	0	0	14416 130TH AV NE
5	387631	0840	1/11/03	\$310,000	3240	0	7	1971	3	8500	0	0	14310 130TH PL NE
5	152920	0470	10/4/04	\$385,000	1180	1150	8	1994	3	3500	0	0	13452 NE 148TH ST
5	866320	0540	11/17/04	\$319,500	1280	540	8	1977	3	7644	0	0	12306 NE 162ND ST
5	378700	0080	3/11/03	\$286,900	1290	390	8	1985	3	7560	0	0	14102 129TH AV NE
5	866320	0500	2/19/04	\$270,000	1300	880	8	1977	3	9375	0	0	12313 NE 162ND ST
5	866326	0290	11/16/04	\$308,000	1380	0	8	1987	3	6257	0	0	13321 122ND PL NE
5	866320	0060	10/15/04	\$345,000	1380	970	8	1978	3	7125	0	0	12126 NE 161ST ST
5	866320	0490	10/23/04	\$365,000	1400	820	8	1977	3	6650	0	0	12309 NE 162ND ST
5	866320	0820	8/8/03	\$240,000	1400	0	8	1977	4	6600	0	0	12015 NE 161ST ST
5	866320	0560	8/17/04	\$327,000	1420	490	8	1977	3	9800	0	0	12216 NE 162ND ST
5	378700	0310	2/11/04	\$354,000	1420	360	8	1986	3	9143	0	0	14139 129TH AV NE
5	866320	0020	8/19/04	\$280,000	1420	520	8	1978	3	8625	0	0	12103 NE 161ST ST
5	328830	1330	7/6/04	\$324,950	1430	460	8	1973	3	7560	0	0	11609 NE 145TH ST
5	378700	0170	11/10/04	\$370,000	1440	510	8	1986	3	8339	0	0	14204 128TH PL NE
5	866320	0260	6/1/04	\$334,950	1450	600	8	1978	3	7000	0	0	12116 NE 162ND PL
5	152920	0320	12/14/04	\$399,500	1460	850	8	1993	3	3710	0	0	14804 137TH LN NE
5	866320	0460	5/16/03	\$300,000	1460	330	8	1977	3	9100	0	0	12207 NE 162ND ST
5	866320	0800	10/24/03	\$319,000	1470	920	8	1977	3	10824	0	0	12022 NE 161ST ST
5	153090	0130	6/23/03	\$322,000	1470	730	8	1988	3	4791	0	0	14608 134TH AV NE
5	153090	0310	6/18/03	\$267,000	1470	0	8	1990	3	3710	0	0	14700 134TH CT NE
5	387610	0460	3/24/03	\$300,000	1500	1200	8	1966	3	7500	0	0	13526 118TH AV NE
5	328810	0710	4/25/03	\$345,050	1500	960	8	1966	4	9975	0	0	11821 NE 143RD ST
5	153090	0450	6/1/04	\$338,000	1520	710	8	1988	3	3710	0	0	13516 NE 148TH ST
5	153090	0440	8/27/03	\$335,000	1520	710	8	1988	3	3710	0	0	13514 NE 148TH ST
5	378700	0300	6/12/03	\$330,000	1520	460	8	1986	3	8512	0	0	14143 129TH AV NE
5	866320	0580	4/30/03	\$284,500	1520	720	8	1977	3	10200	0	0	16200 122ND AV NE
5	152920	0350	6/30/04	\$402,500	1530	990	8	1994	3	3710	0	0	14814 137TH LN NE
5	866326	0090	5/7/04	\$309,500	1540	0	8	1986	3	6170	0	0	13320 122ND PL NE

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Area 73
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	328830	1010	2/25/03	\$300,000	1560	1330	8	1973	3	6825	0	0	11820 NE 145TH ST
5	328830	1050	4/23/03	\$315,000	1560	690	8	1973	4	15750	0	0	11736 NE 145TH ST
5	866326	0170	11/19/04	\$310,000	1570	0	8	1986	3	6758	0	0	13372 122ND PL NE
5	866326	0120	4/21/03	\$276,001	1580	0	8	1987	3	5100	0	0	13352 122ND PL NE
5	328820	0800	8/10/04	\$319,500	1600	450	8	1975	3	7875	0	0	14067 117TH AV NE
5	103645	0450	2/6/03	\$311,000	1600	0	8	2001	3	3366	0	0	13236 120TH AV NE
5	152920	0310	2/6/03	\$267,500	1610	0	8	1994	3	3710	0	0	14802 137TH LN NE
5	387600	0670	2/24/04	\$318,000	1610	250	8	1966	4	7200	0	0	11612 NE 139TH ST
5	209580	0170	4/1/03	\$289,000	1650	530	8	1987	3	5333	0	0	11812 NE 167TH ST
5	866326	0380	7/23/03	\$299,950	1670	0	8	1987	3	6062	0	0	12145 NE 134TH CT
5	153090	0190	11/10/04	\$316,100	1690	0	8	1986	3	3500	0	0	14623 135TH CT NE
5	209580	0660	10/18/04	\$312,500	1720	0	8	1988	3	4992	0	0	11717 NE 165TH PL
5	153090	0010	1/22/04	\$300,000	1750	0	8	1989	3	8069	0	0	14511 134TH AV NE
5	209580	0330	9/2/04	\$339,000	1770	0	8	1989	3	5595	0	0	16913 118TH AV NE
5	328820	0170	2/25/04	\$300,000	1780	360	8	1968	3	10560	0	0	14214 117TH PL NE
5	866326	0030	10/21/04	\$325,000	1800	0	8	1987	3	5372	0	0	12225 NE 133RD PL
5	387600	0440	9/20/04	\$340,000	1800	720	8	1966	3	7500	0	0	13911 116TH AV NE
5	387600	0290	7/25/03	\$322,000	1800	900	8	1965	3	8960	0	0	13839 115TH AV NE
5	387600	2000	9/10/03	\$289,000	1800	0	8	1965	3	8450	0	0	13815 116TH PL NE
5	387600	2152	4/11/03	\$335,000	1800	1270	8	1965	4	11061	0	0	13300 117TH AV NE
5	209580	0510	11/4/04	\$349,950	1810	0	8	1988	3	5426	0	0	11706 NE 166TH CT
5	209580	0510	3/12/03	\$305,000	1810	0	8	1988	3	5426	0	0	11706 NE 166TH CT
5	378700	0240	6/12/03	\$335,000	1820	0	8	1985	3	7293	0	0	14223 128TH PL NE
5	209580	0150	6/17/04	\$352,990	1830	0	8	1987	3	5335	0	0	11822 NE 167TH ST
5	387600	1640	10/15/04	\$300,000	1840	0	8	1966	3	7280	0	0	11630 NE 135TH ST
5	387600	1620	12/21/04	\$293,500	1840	0	8	1965	3	7345	0	0	11616 NE 135TH ST
5	387600	0450	5/13/03	\$283,500	1840	500	8	1965	3	8784	0	0	11517 NE 139TH PL
5	866320	0810	8/6/03	\$305,000	1840	0	8	1977	4	7475	0	0	12018 NE 161ST ST
5	209580	0180	3/14/03	\$287,000	1850	0	8	1988	3	5764	0	0	11806 NE 167TH ST
5	092605	9176	2/12/04	\$327,500	1860	0	8	1990	3	13126	0	0	16829 JUANITA-WOODINVILLE WY NE
5	153090	0250	3/11/03	\$316,000	1870	160	8	1991	3	3850	0	0	13515 NE 148TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	701610	0050	2/18/03	\$270,000	1870	0	8	1969	4	5000	0	0	11929 NE 151ST PL
5	382550	0250	7/20/04	\$346,000	1940	0	8	1989	3	5897	0	0	11901 NE 168TH ST
5	387500	0070	11/17/03	\$334,240	1960	0	8	2003	3	4816	0	0	13239 124TH PL NE
5	387500	0030	12/2/03	\$333,620	1960	0	8	2003	3	3959	0	0	13259 124TH CT NE
5	387500	0050	12/1/03	\$319,950	1960	0	8	2003	3	3890	0	0	13247 124TH PL NE
5	209580	0310	7/22/03	\$311,000	1970	0	8	1988	3	4995	0	0	16920 118TH AV NE
5	152920	0250	9/4/03	\$325,000	2030	0	8	1994	3	3710	0	0	14632 138TH AV NE
5	103645	0110	1/7/03	\$340,000	2030	0	8	2001	3	3195	0	0	13231 119TH AV NE
5	387600	1440	12/17/04	\$325,000	2060	0	8	1965	3	7210	0	0	13411 117TH AV NE
5	212605	9228	10/21/03	\$342,000	2060	0	8	1991	3	7405	0	0	12617 NE 140TH ST
5	387500	0130	9/15/03	\$349,027	2080	0	8	2003	3	5730	0	0	13254 124TH CT NE
5	209580	0400	10/21/04	\$340,000	2090	0	8	1989	3	8653	0	0	11714 NE 168TH CT
5	209580	0440	8/22/03	\$324,000	2090	0	8	1989	3	7058	0	0	11707 NE 168TH CT
5	378650	0030	10/2/03	\$365,000	2100	0	8	1990	3	10724	0	0	12825 NE 140TH CT
5	378650	0160	9/30/04	\$396,000	2110	0	8	1990	3	6173	0	0	12832 NE 141ST CT
5	387500	0010	2/20/04	\$345,000	2110	0	8	2003	3	3959	0	0	13261 124TH PL NE
5	387500	0020	1/5/04	\$338,450	2110	0	8	2003	3	3959	0	0	13259 124TH PL NE
5	387500	0060	11/3/03	\$334,890	2110	0	8	2003	3	3968	0	0	13243 124TH PL NE
5	387500	0190	11/12/03	\$342,950	2110	0	8	2003	3	4115	0	0	13284 124TH PL NE
5	328830	1410	12/20/04	\$333,500	2110	0	8	1974	4	7560	0	0	11725 NE 145TH ST
5	209580	0250	5/26/04	\$347,500	2120	0	8	1988	3	4512	0	0	16818 118TH AV NE
5	387500	0200	1/5/04	\$337,950	2130	0	8	2003	3	3995	0	0	13288 124TH PL NE
5	387500	0150	9/19/03	\$359,240	2150	0	8	2003	3	4048	0	0	13264 124TH PL NE
5	209580	0350	2/26/03	\$314,000	2170	0	8	1989	3	6396	0	0	16905 118TH AV NE
5	104153	0050	3/26/04	\$386,950	2180	0	8	2004	3	4821	0	0	13105 NE 133RD CT
5	337520	0050	4/18/03	\$378,000	2190	0	8	1997	3	8428	0	0	12307 NE 165TH ST
5	382550	0280	9/10/04	\$360,000	2210	0	8	1990	3	5723	0	0	11919 NE 168TH ST
5	387500	0170	9/15/03	\$359,725	2210	0	8	2003	3	5072	0	0	13276 124TH CT NE
5	387600	1900	9/16/03	\$292,000	2250	0	8	1965	3	9975	0	0	11612 NE 136TH ST
5	162605	9162	7/8/04	\$410,000	2310	0	8	1997	3	8776	0	0	13122 NE 145TH PL
5	104153	0070	9/4/03	\$382,000	2310	0	8	2003	3	5804	0	0	13121 NE 133RD CT

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Area 73
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	104153	0020	4/14/04	\$382,353	2380	0	8	2004	3	5617	0	0	13117 NE 133RD CT
5	103645	0380	6/11/04	\$419,950	2390	0	8	2001	3	3375	0	0	13241 120TH AV NE
5	104153	0080	10/27/03	\$391,000	2460	0	8	2003	3	6301	0	0	13125 NE 133RD CT
5	104153	0040	1/24/04	\$400,450	2460	0	8	2004	3	5361	0	0	13101 NE 133RD CT
5	387600	0350	5/5/04	\$365,000	2490	0	8	1966	4	8732	0	0	11522 NE 139TH PL
5	104153	0030	9/3/03	\$419,000	2530	0	8	2003	3	5616	0	0	13113 NE 133RD CT
5	104153	0010	12/24/03	\$409,900	2530	0	8	2003	3	5617	0	0	13129 NE 133RD CT
5	104153	0060	10/8/03	\$392,500	2560	0	8	2003	3	5739	0	0	13109 NE 133RD CT
5	387630	0910	8/7/03	\$327,500	2580	0	8	1968	4	7150	0	0	14150 123RD AV NE
5	387610	0320	4/8/03	\$304,300	2600	0	8	1966	3	7500	0	0	13327 119TH AV NE
5	919360	0010	1/29/03	\$345,000	2610	0	8	1996	3	9739	0	0	12126 NE 170TH PL
5	387600	2010	7/8/03	\$310,000	2730	0	8	1965	3	8400	0	0	11617 NE 139TH ST
5	387600	1360	3/6/03	\$327,000	2820	0	8	1965	3	9120	0	0	11604 NE 133RD ST
5	387610	0880	1/2/04	\$325,000	2820	0	8	1966	3	8250	0	0	11725 NE 137TH ST
5	387610	0840	5/21/03	\$332,950	2820	0	8	1966	4	5460	0	0	11809 NE 138TH ST
5	387610	0220	4/5/04	\$349,500	2860	0	8	1966	3	7500	0	0	13526 119TH AV NE
5	387620	0300	11/23/04	\$367,950	2920	0	8	1967	3	6175	0	0	12210 NE 143RD PL
5	387630	1040	3/19/04	\$335,000	2980	0	8	1968	3	7200	0	0	12221 NE 142ND PL
5	382550	0290	6/29/04	\$420,000	3030	0	8	1989	3	5950	0	0	11925 NE 168TH ST
5	328820	0480	8/13/03	\$355,000	3040	0	8	1966	4	6600	0	0	11709 NE 141ST PL
5	387610	0120	4/6/04	\$369,950	3140	1340	8	1966	3	8000	0	0	11907 NE 133RD PL
5	328820	0630	9/9/03	\$355,000	3220	0	8	1967	4	9900	0	0	14329 117TH AV NE
5	328820	0670	9/17/04	\$400,000	3260	0	8	1966	3	13600	0	0	14251 117TH AV NE
5	387630	1140	9/15/04	\$430,000	3550	0	8	1968	3	5440	0	0	12102 NE 142ND ST
5	328820	0120	9/29/03	\$355,000	3740	0	8	1966	4	10695	0	0	14324 117TH AV NE
5	328820	0990	2/3/03	\$387,500	3990	0	8	1966	4	9000	0	0	14076 117TH PL NE
5	815960	0190	9/16/03	\$379,950	1820	0	9	2003	3	3416	0	0	13119 NE 138TH PL
5	815960	0220	10/17/03	\$377,950	1820	0	9	2003	3	3389	0	0	13047 NE 138TH PL
5	815960	0210	8/12/03	\$374,950	1820	0	9	2003	3	3317	0	0	13107 NE 138TH PL
5	815960	0170	6/16/03	\$369,950	1820	0	9	2003	3	3417	0	0	13131 NE 138TH PL
5	815960	0100	2/1/03	\$339,950	1820	0	9	2002	3	3791	0	0	13872 131ST PL NE

Improved Sales Used in this Annual Update Analysis
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	815960	0110	6/21/04	\$386,500	1830	0	9	2002	3	3644	0	0	13866 131ST PL NE
5	815960	0250	11/14/03	\$382,000	1830	0	9	2003	3	3469	0	0	13029 NE 138TH PL
5	815960	0420	5/7/03	\$360,000	1830	0	9	2003	3	3713	0	0	13120 NE 138TH PL
5	815960	0300	2/26/03	\$347,000	1830	0	9	2002	3	3714	0	0	13045 NE 139TH PL
5	934610	0110	8/20/03	\$410,000	1990	840	9	1988	3	9654	0	0	16320 123RD PL NE
5	894640	0140	10/14/04	\$380,000	2000	0	9	2000	3	5088	0	0	16920 128TH PL NE
5	868050	0220	8/12/04	\$430,000	2100	0	9	1997	3	12338	0	0	12802 NE 156TH ST
5	894640	0110	3/12/04	\$370,000	2110	0	9	2001	3	5703	0	0	17080 128TH PL NE
5	894640	0180	12/23/03	\$340,000	2110	0	9	2001	3	3666	0	0	16760 128TH PL NE
5	815960	0280	9/3/03	\$413,644	2140	0	9	2003	3	4193	0	0	13863 130TH PL NE
5	815960	0260	8/26/03	\$405,000	2140	0	9	2003	3	3404	0	0	13851 130TH PL NE
5	815960	0230	8/8/03	\$395,000	2140	0	9	2003	3	3382	0	0	13041 NE 138TH PL
5	815960	0430	10/3/04	\$435,000	2190	0	9	2003	3	3621	0	0	13114 NE 138TH PL
5	815960	0200	6/27/03	\$427,642	2190	0	9	2003	3	3390	0	0	13113 NE 138TH PL
5	815960	0030	8/26/03	\$402,550	2190	0	9	2002	3	3530	0	0	13111 NE 139TH CT
5	815960	0180	8/27/03	\$395,925	2190	0	9	2003	3	3390	0	0	13125 NE 138TH PL
5	815960	0160	5/24/03	\$390,000	2190	0	9	2003	3	3415	0	0	13137 NE 138TH PL
5	815960	0290	5/9/03	\$382,950	2190	0	9	2003	3	3990	0	0	13858 130TH PL NE
5	815960	0430	1/30/03	\$380,000	2190	0	9	2003	3	3621	0	0	13114 NE 138TH PL
5	815960	0410	4/15/03	\$378,650	2190	0	9	2003	3	3713	0	0	13126 NE 138TH PL
5	815960	0380	1/7/03	\$374,950	2190	0	9	2003	3	3832	0	0	13142 NE 138TH PL
5	815960	0120	2/3/03	\$359,950	2250	0	9	2003	3	3709	0	0	13860 131ST PL NE
5	815960	0050	2/9/04	\$405,000	2260	0	9	2002	3	4612	0	0	13106 NE 139TH PL
5	815960	0460	7/23/03	\$389,950	2260	0	9	2003	3	4156	0	0	13846 130TH PL NE
5	815960	0450	3/10/03	\$385,878	2260	0	9	2003	3	3712	0	0	13044 NE 138TH PL
5	815960	0390	8/15/03	\$380,000	2260	0	9	2003	3	3713	0	0	13138 NE 138TH PL
5	815960	0360	6/27/03	\$379,000	2260	0	9	2003	3	3713	0	0	13135 NE 139TH ST
5	815960	0340	2/10/03	\$377,950	2260	0	9	2003	3	3620	0	0	13121 NE 139TH ST
5	815960	0130	3/20/03	\$365,950	2260	0	9	2002	3	4248	0	0	13854 131ST PL NE
5	946670	0150	3/15/04	\$386,600	2290	0	9	1992	3	6630	0	0	16320 124TH PL NE
5	946670	0310	10/21/03	\$361,300	2290	0	9	1992	3	7397	0	0	12447 NE 163RD CT

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	946670	0310	10/7/03	\$361,300	2290	0	9	1992	3	7397	0	0	12447 NE 163RD CT
5	946670	0050	6/11/04	\$434,000	2320	0	9	1991	3	6888	0	0	16422 124TH CT NE
5	934850	0330	4/21/04	\$415,000	2370	0	9	1987	3	13516	0	0	12115 NE 165TH PL
5	815960	0350	1/28/03	\$427,740	2400	0	9	2003	3	3648	0	0	13129 NE 139TH ST
5	815960	0150	5/29/03	\$402,950	2400	0	9	2003	3	4520	0	0	13143 NE 138TH PL
5	815960	0400	7/26/03	\$397,500	2400	0	9	2003	3	3713	0	0	13132 NE 138TH PL
5	815960	0470	4/25/03	\$397,500	2400	0	9	2003	3	3770	0	0	13852 130TH PL NE
5	815960	0060	2/26/03	\$391,950	2400	0	9	2003	3	3713	0	0	13112 NE 139TH ST
5	815960	0090	3/19/03	\$388,056	2410	0	9	2002	3	4513	0	0	13878 131ST PL NE
5	815960	0440	4/7/03	\$397,000	2420	0	9	2003	3	3648	0	0	13108 NE 138TH PL
5	946670	0230	3/9/03	\$375,000	2420	0	9	1993	3	6045	0	0	16327 124TH PL NE
5	868050	0020	7/9/03	\$379,000	2440	0	9	1998	3	6098	0	0	15507 128TH CT NE
5	946591	0260	4/13/04	\$430,000	2450	0	9	1992	3	10372	0	0	16014 125TH PL NE
5	815960	0240	8/25/03	\$409,950	2500	0	9	2003	3	3588	0	0	13035 NE 138TH PL
5	815960	0270	9/22/03	\$404,950	2500	0	9	2003	3	3557	0	0	13857 130TH PL NE
5	934850	0200	5/28/03	\$407,400	2520	620	9	1988	3	10958	0	0	12218 NE 164TH ST
5	946590	0130	11/12/03	\$365,000	2540	0	9	1989	3	6362	0	0	12517 NE 162ND ST
5	553650	0330	6/22/04	\$459,950	2570	0	9	2004	3	6160	0	0	12821 NE 154TH ST
5	934610	0100	5/3/04	\$414,000	2580	0	9	1988	3	10349	0	0	16314 123RD PL NE
5	934850	0230	3/29/04	\$391,000	2580	0	9	1987	3	9709	0	0	16418 122ND PL NE
5	025370	0170	4/27/04	\$445,000	2620	0	9	1993	3	8593	0	0	13252 NE 145TH PL
5	025370	0110	10/15/03	\$434,950	2620	0	9	1993	3	7874	0	0	13253 NE 145TH PL
5	946590	0090	1/3/03	\$415,000	2620	0	9	1989	3	32344	0	0	16210 126TH AV NE
5	934850	0210	8/9/04	\$400,000	2640	0	9	1987	3	10240	0	0	12210 NE 164TH ST
5	162605	9169	8/6/03	\$436,000	2670	0	9	2001	3	6195	0	0	12417 NE 163RD PL
5	162605	9169	7/23/03	\$422,500	2670	0	9	2001	3	6195	0	0	12417 NE 163RD PL
5	946670	0330	5/29/03	\$398,000	2710	0	9	1991	3	6954	0	0	12444 NE 163RD CT
5	946591	0350	5/26/04	\$383,450	2710	0	9	1990	3	8085	0	0	16020 124TH CT NE
5	946590	0480	9/4/03	\$423,950	2720	0	9	1989	3	8407	0	0	12500 NE 163RD ST
5	946591	0230	6/4/03	\$399,950	2750	0	9	1991	3	12100	0	0	12520 NE 160TH PL
5	182750	0020	10/20/04	\$520,800	2870	0	9	2004	3	5889	0	0	12415 NE 154TH PL

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
5	182750	0110	8/18/04	\$528,800	2990	0	9	2004	3	6682	0	0	12410 NE 154TH PL
5	182750	0010	6/2/04	\$507,800	3000	0	9	2004	3	5905	0	0	12405 NE 154TH PL
5	553650	0170	7/13/04	\$490,000	3000	0	9	2004	3	6634	0	0	12820 NE 154TH ST
5	946670	0290	12/7/04	\$485,000	3030	0	9	1992	3	7512	0	0	12439 NE 163RD CT
5	182750	0070	5/14/04	\$527,800	3040	0	9	2004	3	6004	0	0	12450 NE 154TH PL
5	182750	0060	4/7/04	\$517,800	3040	0	9	2004	3	6209	0	0	12455 NE 154TH PL
5	946591	0050	6/21/04	\$480,000	3100	0	9	1991	3	12173	0	0	12443 NE 160TH ST
5	182750	0080	7/15/04	\$552,800	3280	0	9	2004	3	9119	0	0	12440 NE 154TH PL
5	182750	0050	7/20/04	\$549,800	3280	0	9	2004	3	8773	0	0	12445 NE 154TH PL
5	092605	9196	3/2/04	\$510,000	3100	0	10	2003	3	9691	1	0	16539 124TH AV NE
5	092605	9194	1/20/04	\$510,000	3170	0	10	2003	3	9600	1	0	16527 124TH AV NE
5	092605	9195	3/16/04	\$537,000	3290	0	10	2003	3	9600	1	0	16533 124TH AV NE
5	212605	9133	11/14/03	\$658,453	3380	0	10	2003	3	11067	0	0	13029 NE 144TH PL
5	212605	9280	2/12/04	\$691,500	3880	0	10	2002	3	14950	0	0	13017 NE 144TH PL
5	212605	9280	6/13/03	\$682,000	3880	0	10	2002	3	14950	0	0	13017 NE 144TH PL
6	920620	0260	12/10/04	\$204,000	960	0	6	1963	3	8905	0	0	10935 NE 133RD ST
6	139550	0210	6/2/03	\$235,000	1120	0	6	1962	4	6050	0	0	10527 NE 132ND PL
6	139550	0040	1/16/03	\$227,900	1150	0	6	1962	4	10560	0	0	13231 105TH AV NE
6	292605	9093	11/29/04	\$250,000	1400	0	6	1940	3	11413	0	0	10524 NE 124TH ST
6	312670	0060	11/25/03	\$290,000	1400	0	6	1916	5	15821	0	0	11827 108TH AV NE
6	139550	0010	6/3/04	\$262,000	1520	0	6	1962	3	10800	0	0	13205 105TH AV NE
6	794110	0100	11/24/04	\$190,000	740	0	7	1984	3	2106	0	0	10282 NE 129TH LN
6	138730	0470	5/26/04	\$290,000	820	790	7	1976	3	7488	0	0	15409 110TH PL NE
6	375650	0020	6/11/04	\$246,000	870	0	7	1962	3	9545	0	0	13100 111TH AV NE
6	321160	0030	5/19/03	\$243,000	870	820	7	1971	3	7210	0	0	14101 108TH AV NE
6	321160	0050	8/12/03	\$246,400	870	600	7	1971	4	7210	0	0	14059 108TH AV NE
6	143790	0380	12/29/03	\$274,950	900	880	7	1972	4	6961	0	0	13026 111TH PL NE
6	375650	0620	7/14/04	\$262,500	910	0	7	1962	3	9520	0	0	11020 NE 131ST ST
6	375650	0070	9/10/04	\$249,800	910	0	7	1962	3	9660	0	0	13014 111TH AV NE
6	375650	0170	3/5/04	\$252,000	910	0	7	1963	4	9750	0	0	12811 111TH AV NE
6	375650	0470	7/28/04	\$242,000	910	0	7	1963	4	9576	0	0	12821 110TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	143790	0010	11/12/04	\$293,000	920	860	7	1973	3	8000	0	0	13123 111TH PL NE
6	920620	0150	6/10/03	\$250,000	920	660	7	1963	4	10125	0	0	13245 109TH AV NE
6	742411	0100	8/25/04	\$260,000	940	0	7	1971	3	7350	0	0	10325 NE 125TH PL
6	376480	0220	12/23/04	\$245,000	940	0	7	1965	3	8250	0	0	10443 NE 142ND PL
6	376530	0020	3/24/04	\$235,000	940	0	7	1962	3	10500	0	0	13647 103RD AV NE
6	376540	0060	5/27/03	\$215,000	940	0	7	1962	4	9625	0	0	10304 NE 136TH PL
6	376480	0360	8/10/04	\$250,000	940	0	7	1965	5	5280	0	0	10419 NE 143RD ST
6	947720	1220	1/7/04	\$220,000	950	0	7	1977	3	9360	0	0	14325 113TH AV NE
6	376550	0090	3/11/04	\$237,500	950	0	7	1962	4	12375	0	0	10610 NE 137TH PL
6	376480	0270	6/15/04	\$257,750	960	0	7	1966	3	7275	0	0	14228 105TH AV NE
6	814310	0190	8/5/04	\$249,000	960	0	7	1971	3	7470	0	0	14113 102ND AV NE
6	376480	0270	9/24/03	\$225,000	960	0	7	1966	3	7275	0	0	14228 105TH AV NE
6	920620	0160	4/30/03	\$225,000	960	660	7	1963	3	9750	0	0	13237 109TH AV NE
6	375470	0390	12/15/04	\$258,000	960	0	7	1972	4	7500	0	0	10621 NE 140TH ST
6	771610	0130	10/22/03	\$236,000	960	0	7	1967	4	7200	0	0	10928 NE 118TH ST
6	375470	0390	6/4/03	\$215,000	960	0	7	1972	4	7500	0	0	10621 NE 140TH ST
6	814300	0410	7/7/04	\$250,000	970	0	7	1968	3	13860	0	0	10338 NE 141ST PL
6	742411	0140	8/23/04	\$316,200	970	880	7	1975	3	7303	0	0	10314 NE 125TH PL
6	814300	0120	5/19/04	\$277,000	970	760	7	1967	3	8330	0	0	14152 104TH PL NE
6	138730	1100	2/17/04	\$232,950	970	0	7	1976	3	8840	0	0	15028 108TH PL NE
6	814300	0640	11/19/03	\$230,000	970	0	7	1968	3	21353	0	0	14001 104TH PL NE
6	924700	0020	4/15/04	\$265,000	980	0	7	1971	4	8050	0	0	12393 105TH PL NE
6	742411	0050	9/11/03	\$285,900	1000	1000	7	1971	4	11390	0	0	12424 103RD AV NE
6	742411	0120	8/12/04	\$300,000	1010	880	7	1976	3	6540	0	0	10326 NE 125TH PL
6	814310	0740	7/1/04	\$240,000	1010	0	7	1968	3	7975	0	0	14104 102ND AV NE
6	525890	0010	3/29/04	\$256,000	1010	0	7	1986	3	12043	0	0	10626 NE 133RD PL
6	771600	0030	9/21/04	\$268,500	1010	500	7	1967	3	7450	0	0	10929 NE 116TH PL
6	771600	0200	6/24/03	\$265,000	1010	330	7	1967	3	7200	0	0	11628 110TH AV NE
6	375470	0260	4/23/03	\$258,000	1010	350	7	1973	4	8000	0	0	13803 108TH AV NE
6	771600	0110	3/12/03	\$265,000	1010	670	7	1967	4	5175	0	0	10931 NE 117TH PL
6	138730	0130	10/27/04	\$258,000	1020	0	7	1976	3	9039	0	0	15108 111TH AV NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	947720	0730	12/8/04	\$257,500	1020	0	7	1971	3	7200	0	0	14141 111TH AV NE
6	143790	0420	5/12/04	\$323,000	1030	1000	7	1973	4	9100	0	0	13118 111TH PL NE
6	138730	1250	4/28/03	\$239,000	1040	240	7	1976	3	6600	0	0	10910 NE 151ST ST
6	138730	0220	1/19/04	\$239,955	1040	0	7	1976	4	5850	0	0	15308 111TH AV NE
6	920620	0190	8/26/03	\$265,000	1050	480	7	1963	3	9750	0	0	13213 109TH AV NE
6	866328	0060	7/12/04	\$295,000	1050	330	7	1983	3	7762	0	0	10642 NE 123RD ST
6	525890	0020	8/23/04	\$279,000	1050	0	7	1986	3	24306	0	0	10622 NE 133RD PL
6	814310	0260	10/31/03	\$238,000	1050	0	7	1968	4	8000	0	0	14056 102ND CT NE
6	920620	0010	5/27/03	\$252,000	1050	500	7	1963	4	10125	0	0	13204 108TH AV NE
6	375830	0410	3/26/04	\$315,000	1050	470	7	1968	5	9570	0	0	10136 NE 116TH PL
6	795500	0220	11/22/04	\$295,950	1060	440	7	1969	3	6500	0	0	10514 NE 143RD PL
6	795500	0220	2/11/04	\$259,000	1060	440	7	1969	3	6500	0	0	10514 NE 143RD PL
6	947720	1150	8/21/03	\$243,500	1080	510	7	1976	3	6750	0	0	14244 112TH PL NE
6	620440	0040	6/11/03	\$249,950	1080	440	7	1978	3	8642	0	0	10717 NE 145TH PL
6	947720	0940	9/17/03	\$256,000	1080	480	7	1975	4	8190	0	0	11103 NE 142ND ST
6	395580	0160	1/8/04	\$299,000	1080	1080	7	1962	5	10880	0	0	10663 NE 132ND PL
6	810660	0040	6/21/04	\$305,000	1090	360	7	1983	3	7468	0	0	13929 113TH AV NE
6	814300	0450	2/10/03	\$225,000	1090	0	7	1968	3	7371	0	0	10332 NE 141ST CT
6	138730	0730	4/22/03	\$243,450	1090	450	7	1976	3	7500	0	0	15219 108TH PL NE
6	138730	0200	9/16/03	\$245,000	1090	750	7	1976	3	7426	0	0	15300 111TH AV NE
6	814310	0440	1/2/04	\$259,950	1100	770	7	1969	3	8125	0	0	10217 NE 139TH ST
6	143790	0220	11/19/03	\$282,500	1100	820	7	1972	4	8250	0	0	12805 112TH PL NE
6	138730	1120	10/11/04	\$315,000	1110	770	7	1976	3	7400	0	0	15200 108TH PL NE
6	664740	0240	4/7/04	\$292,000	1130	300	7	1982	4	7340	0	0	11002 NE 135TH PL
6	138730	0300	8/21/03	\$239,950	1130	0	7	1969	4	7680	0	0	11128 NE 154TH ST
6	375470	0370	11/18/04	\$269,950	1140	0	7	1972	3	8000	0	0	13934 106TH PL NE
6	947700	0500	6/18/04	\$280,000	1140	220	7	1967	3	7200	0	0	11232 NE 145TH ST
6	330323	0030	8/25/04	\$259,000	1140	530	7	1972	3	7150	0	0	14014 109TH AV NE
6	779655	0150	4/25/04	\$225,000	1140	0	7	1984	3	4348	0	0	10107 NE 144TH CT
6	947700	0330	5/28/03	\$310,000	1140	420	7	1967	5	8378	0	0	11216 NE 146TH ST
6	138730	0280	4/29/04	\$269,000	1150	0	7	1976	3	7200	0	0	11121 NE 154TH ST

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	947720	0520	4/13/04	\$257,000	1150	0	7	1984	3	6900	0	0	14327 113TH AV NE
6	691873	0250	12/20/04	\$312,000	1160	0	7	1976	3	7068	0	0	14430 102ND AV NE
6	289570	0150	8/27/04	\$290,500	1160	0	7	1979	3	9000	0	0	13438 108TH AV NE
6	794112	0020	11/17/04	\$230,000	1160	0	7	1984	3	1460	0	0	12803 102ND AV NE
6	794112	0020	10/10/03	\$200,000	1160	0	7	1984	3	1460	0	0	12803 102ND AV NE
6	321160	0820	12/4/03	\$305,000	1160	970	7	1972	4	7800	0	0	14113 105TH AV NE
6	795506	0040	12/16/04	\$320,000	1180	430	7	1973	3	8820	0	0	14421 106TH PL NE
6	794111	0090	7/7/04	\$217,000	1180	60	7	1984	3	1224	0	0	10231 NE 129TH LN
6	794111	0130	4/22/04	\$214,950	1180	60	7	1984	3	1152	0	0	10221 NE 129TH LN
6	794111	0100	7/11/03	\$200,000	1180	60	7	1984	3	1152	0	0	10229 NE 129TH LN
6	795506	0310	4/16/03	\$319,950	1180	740	7	1973	4	7575	0	0	14440 106TH PL NE
6	312670	0086	11/10/03	\$375,000	1180	1100	7	1972	4	20096	0	0	11849 108TH AV NE
6	138730	1000	12/3/03	\$253,000	1190	570	7	1968	3	8000	0	0	10834 NE 149TH ST
6	321160	0560	9/26/03	\$258,499	1190	0	7	1969	4	9936	0	0	14104 105TH AV NE
6	375650	0450	2/13/03	\$228,500	1190	0	7	1963	4	10260	0	0	12803 110TH AV NE
6	312670	0081	9/1/04	\$360,000	1200	400	7	1972	3	17482	0	0	11847 108TH AV NE
6	375650	0270	9/20/04	\$280,500	1200	0	7	1962	3	9750	0	0	13035 111TH AV NE
6	794113	0110	5/26/04	\$253,000	1200	0	7	1986	3	2845	0	0	12826 103RD PL NE
6	375650	0100	7/21/04	\$274,200	1200	0	7	1962	4	9660	0	0	12846 111TH AV NE
6	321160	0520	3/11/03	\$275,000	1200	0	7	1969	4	7210	0	0	10538 NE 141ST ST
6	138730	1740	8/11/03	\$243,000	1200	0	7	1975	4	8560	0	0	11023 NE 154TH ST
6	947720	0220	4/28/04	\$259,000	1210	0	7	1977	3	8400	0	0	14018 113TH AV NE
6	947720	0570	4/1/03	\$255,000	1210	0	7	1984	3	6912	0	0	11224 NE 143RD PL
6	321160	0290	5/2/03	\$239,950	1210	0	7	1969	3	7210	0	0	10523 NE 141ST ST
6	794114	0010	1/16/04	\$223,500	1210	0	7	1985	3	2003	0	0	12936 103RD PL NE
6	664720	0080	8/8/03	\$270,000	1210	0	7	1979	4	6825	0	0	11104 NE 132ND PL
6	138730	1430	9/10/04	\$326,000	1220	430	7	1975	3	7313	0	0	15100 110TH AV NE
6	376480	0540	12/30/04	\$286,000	1220	0	7	1966	3	5355	0	0	14340 104TH AV NE
6	691873	0080	3/31/04	\$266,400	1220	0	7	1976	3	5850	0	0	10108 NE 144TH PL
6	947720	1460	4/7/04	\$270,500	1220	240	7	1976	3	7176	0	0	11115 NE 141ST PL
6	376480	0480	4/7/04	\$246,000	1220	0	7	1966	3	7220	0	0	10432 NE 143RD PL

Improved Sales Used in this Annual Update Analysis
Area 73
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	795506	0140	4/27/04	\$285,000	1220	840	7	1974	3	5850	0	0	14409 105TH AV NE
6	794113	0140	8/21/03	\$215,000	1220	0	7	1986	3	2980	0	0	12818 103RD PL NE
6	691871	0330	11/24/03	\$298,200	1220	520	7	1975	4	7000	0	0	10210 NE 143RD PL
6	330323	0200	11/19/03	\$288,800	1220	480	7	1969	4	7210	0	0	14020 108TH AV NE
6	376480	0140	8/28/03	\$247,500	1220	0	7	1966	4	7200	0	0	14233 104TH AV NE
6	947720	0100	11/12/03	\$252,500	1220	260	7	1977	4	6375	0	0	11221 NE 141ST ST
6	144340	0050	11/29/04	\$340,000	1230	420	7	1980	3	7800	0	0	12419 106TH PL NE
6	375470	0290	6/24/04	\$315,000	1230	1060	7	1972	3	7400	0	0	10702 NE 138TH PL
6	947720	1210	4/21/04	\$282,950	1230	530	7	1976	3	7650	0	0	11245 NE 143RD PL
6	144580	0210	1/8/04	\$239,000	1230	0	7	1954	3	12375	0	0	12409 105TH AV NE
6	947700	0480	10/22/03	\$280,000	1230	220	7	1967	4	7100	0	0	11246 NE 145TH ST
6	947720	1140	10/28/04	\$289,500	1240	570	7	1976	3	6000	0	0	14238 112TH PL NE
6	691871	0210	2/13/03	\$290,000	1240	570	7	1976	4	7975	0	0	10235 NE 143RD ST
6	947700	0190	4/30/04	\$285,950	1240	620	7	1977	4	7200	0	0	11134 NE 145TH ST
6	814310	0590	7/18/03	\$245,000	1240	0	7	1973	4	7209	0	0	10204 NE 139TH ST
6	138730	0910	2/23/04	\$259,000	1250	0	7	1968	3	6500	0	0	10813 NE 149TH ST
6	680150	0120	8/26/04	\$288,000	1250	0	7	1983	3	8631	0	0	13014 103RD PL NE
6	138730	0550	8/1/03	\$252,500	1250	220	7	1969	3	9250	0	0	10816 NE 154TH PL
6	375830	0170	4/25/03	\$238,000	1250	0	7	1965	3	10125	0	0	11821 102ND PL NE
6	924700	0120	5/27/03	\$240,000	1250	0	7	1969	3	7560	0	0	12364 105TH PL NE
6	355891	0090	9/17/03	\$312,000	1250	550	7	1975	4	5700	0	0	12224 102ND PL NE
6	947720	0430	8/19/04	\$275,000	1260	0	7	1976	3	8400	0	0	14302 113TH AV NE
6	330323	0360	7/26/03	\$256,500	1260	0	7	1970	4	7200	0	0	10810 NE 141ST PL
6	947710	0650	9/16/03	\$258,000	1260	0	7	1968	4	7446	0	0	11016 NE 143RD ST
6	814310	0160	9/25/03	\$245,000	1260	0	7	1968	4	7600	0	0	14137 102ND AV NE
6	947720	1380	11/4/04	\$304,000	1270	0	7	1977	3	8611	0	0	11204 NE 141ST PL
6	947720	1470	6/26/04	\$276,000	1270	0	7	1977	3	6900	0	0	11123 NE 141ST PL
6	321160	0570	11/23/04	\$255,000	1270	0	7	1969	3	7725	0	0	14116 105TH AV NE
6	947720	0280	8/2/04	\$270,000	1270	480	7	1977	3	8040	0	0	14064 113TH AV NE
6	947720	1290	10/23/03	\$252,000	1270	0	7	1977	3	8360	0	0	14221 113TH AV NE
6	794110	0330	4/10/03	\$225,000	1270	0	7	1984	3	2568	0	0	10285 NE 129TH LN

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	947720	0070	8/4/03	\$301,700	1270	530	7	1977	4	5625	0	0	11201 NE 141ST ST
6	814310	0800	5/27/04	\$267,500	1280	0	7	1968	3	6825	0	0	10317 NE 141ST ST
6	794111	0110	9/17/03	\$229,950	1280	0	7	1984	3	1152	0	0	10227 NE 129TH LN
6	794110	0060	12/9/03	\$213,000	1280	0	7	1984	3	2016	0	0	10029 NE 129TH PL
6	866328	0200	7/28/03	\$318,500	1280	390	7	1983	3	29756	0	0	10651 NE 123RD ST
6	321160	0680	12/12/03	\$270,000	1280	0	7	1971	4	8000	0	0	10722 NE 142ND ST
6	947720	0680	8/1/03	\$239,950	1280	0	7	1975	4	7100	0	0	14229 111TH AV NE
6	771600	0180	6/14/04	\$290,000	1290	0	7	1967	3	7200	0	0	11612 110TH AV NE
6	376480	0600	11/9/04	\$268,950	1290	0	7	1965	3	6750	0	0	14372 104TH AV NE
6	138730	1160	3/22/03	\$244,500	1290	0	7	1969	3	9000	0	0	15234 108TH PL NE
6	138730	0720	10/23/03	\$246,150	1290	0	7	1976	3	7875	0	0	15227 108TH PL NE
6	138730	0060	6/2/04	\$240,500	1290	0	7	1976	3	7335	0	0	11025 NE 150TH ST
6	794112	0080	3/10/03	\$230,000	1290	70	7	1984	3	1300	0	0	12819 102ND AV NE
6	771600	0040	1/12/04	\$237,500	1290	0	7	1967	3	8195	0	0	10925 NE 116TH PL
6	814310	0320	6/18/04	\$257,900	1300	0	7	1968	3	6270	0	0	10204 NE 140TH PL
6	947710	0720	11/6/03	\$254,500	1300	0	7	1968	3	7350	0	0	14312 112TH AV NE
6	144580	0090	4/8/03	\$260,000	1300	440	7	1974	3	4950	0	0	10511 NE 125TH PL
6	138730	0600	3/21/03	\$247,000	1300	440	7	1976	3	8330	0	0	15427 110TH AV NE
6	355891	0580	10/20/03	\$324,000	1300	700	7	1968	4	8925	0	0	12207 105TH AV NE
6	947710	0840	2/14/03	\$250,000	1300	0	7	1967	4	6000	0	0	11019 NE 143RD ST
6	947710	0990	8/19/03	\$249,980	1300	0	7	1967	4	6860	0	0	11000 NE 144TH ST
6	947710	0110	6/9/03	\$239,000	1300	0	7	1968	4	8400	0	0	14329 109TH AV NE
6	947710	1120	9/9/03	\$239,950	1300	0	7	1968	4	8000	0	0	14241 110TH AV NE
6	292605	9073	2/11/03	\$290,000	1300	1030	7	1984	4	10172	0	0	10615 NE 124TH ST
6	947710	0500	3/4/03	\$243,500	1300	0	7	1968	5	7416	0	0	14126 110TH AV NE
6	376480	0370	2/12/04	\$255,000	1310	0	7	1965	3	7150	0	0	10411 NE 143RD ST
6	376530	0120	5/13/03	\$247,500	1310	0	7	1962	3	10125	0	0	10314 NE 137TH PL
6	947710	0230	10/14/04	\$295,950	1310	0	7	1977	4	7056	0	0	14233 109TH AV NE
6	376540	0020	5/16/03	\$271,000	1310	0	7	1962	4	9775	0	0	10322 NE 136TH PL
6	947700	1120	8/5/04	\$267,950	1320	0	7	1967	3	7875	0	0	14822 113TH AV NE
6	257030	0150	12/10/04	\$280,000	1320	0	7	1970	3	6960	0	0	13000 105TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	376540	0110	7/2/03	\$250,000	1320	0	7	1962	4	7650	0	0	10301 NE 136TH PL
6	138730	1840	9/23/04	\$288,500	1330	0	7	1975	3	9800	0	0	15105 111TH AV NE
6	138730	1800	11/17/03	\$249,900	1330	0	7	1976	3	7650	0	0	15211 111TH AV NE
6	355891	0610	3/30/04	\$329,500	1330	1220	7	1971	3	7875	0	0	12109 105TH AV NE
6	138730	1550	7/15/03	\$245,000	1330	0	7	1975	3	7800	0	0	15211 110TH PL NE
6	947710	0530	7/16/04	\$281,000	1330	0	7	1968	4	6630	0	0	14212 110TH AV NE
6	355891	0540	2/13/04	\$326,725	1330	860	7	1976	4	8560	0	0	10403 NE 123RD ST
6	866328	0050	10/25/04	\$315,000	1340	0	7	1981	3	8693	0	0	12307 107TH PL NE
6	355880	0190	9/17/03	\$334,950	1340	1210	7	1968	3	9900	0	0	10315 NE 118TH PL
6	138730	0790	7/19/04	\$276,000	1340	260	7	1969	3	6402	0	0	15023 108TH PL NE
6	138730	1380	8/10/04	\$258,000	1340	0	7	1976	3	9880	0	0	14907 110TH AV SE
6	376480	0520	7/24/03	\$228,500	1340	0	7	1965	3	8500	0	0	14332 104TH AV NE
6	947710	0460	10/21/04	\$290,000	1350	0	7	1968	3	10208	0	0	11000 NE 141ST ST
6	680150	0060	3/18/04	\$279,000	1350	0	7	1983	3	8220	0	0	13023 103RD PL NE
6	355880	0220	10/10/03	\$329,950	1350	700	7	1967	4	8030	0	0	10160 NE 116TH PL
6	795500	0050	6/15/04	\$285,000	1360	0	7	1969	3	7150	0	0	10614 NE 143RD ST
6	795500	0140	11/25/03	\$252,500	1360	0	7	1969	4	10800	0	0	10722 NE 143RD PL
6	620442	0110	3/10/03	\$275,000	1370	710	7	1979	3	10000	0	0	15021 106TH AV NE
6	144340	0160	10/21/03	\$312,000	1380	400	7	1980	3	7200	0	0	12432 106TH PL NE
6	794110	0120	3/20/03	\$247,000	1380	0	7	1984	3	2184	0	0	10276 NE 129TH LN
6	330323	0160	6/17/04	\$232,000	1380	0	7	1971	3	11060	0	0	14011 109TH AV NE
6	375650	0190	12/22/04	\$290,000	1380	0	7	1963	4	9750	0	0	12827 111TH AV NE
6	355890	0190	7/21/04	\$376,000	1390	470	7	1969	3	10340	0	0	11862 104TH AV NE
6	664740	0190	8/12/04	\$343,000	1390	480	7	1983	3	6525	0	0	13450 110TH PL NE
6	330323	0370	7/14/04	\$310,000	1390	430	7	1972	3	7500	0	0	10802 NE 141ST PL
6	795505	0250	10/10/03	\$265,000	1390	450	7	1973	3	7575	0	0	10702 NE 144TH CT
6	375650	0600	3/24/03	\$230,000	1390	0	7	1962	3	9243	0	0	11010 NE 131ST ST
6	355890	0310	6/13/03	\$319,000	1390	1210	7	1969	3	10800	0	0	10705 NE 121ST ST
6	138730	0080	7/26/04	\$229,000	1390	0	7	1975	3	9380	0	0	15004 111TH AV NE
6	355891	0460	1/27/04	\$251,000	1390	0	7	1973	3	7590	0	0	11849 104TH AV NE
6	330323	0300	12/22/04	\$236,000	1390	430	7	1972	3	5390	0	0	10825 NE 141ST PL

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	355891	0450	5/7/04	\$289,950	1390	0	7	1973	4	8550	0	0	11857 104TH AV NE
6	376480	0510	9/26/03	\$229,000	1400	0	7	1965	3	7920	0	0	10404 NE 143RD PL
6	771600	0070	9/15/04	\$310,000	1400	700	7	1967	4	7480	0	0	10934 NE 116TH PL
6	202605	9119	3/10/03	\$232,950	1430	0	7	1964	4	9583	0	0	13327 108TH AV NE
6	620442	0310	5/17/04	\$325,000	1440	430	7	1978	3	8670	0	0	10502 NE 151ST ST
6	620442	0180	8/18/04	\$316,000	1440	430	7	1978	3	9000	0	0	14931 106TH AV NE
6	143790	0130	7/28/04	\$273,000	1440	0	7	1972	3	7260	0	0	12917 111TH PL NE
6	376550	0050	5/27/04	\$254,950	1440	0	7	1963	3	10125	0	0	10550 NE 137TH PL
6	620442	0180	8/19/03	\$275,000	1440	430	7	1978	3	9000	0	0	14931 106TH AV NE
6	947720	1260	4/16/04	\$251,820	1440	0	7	1977	5	5950	0	0	11223 NE 143RD CT
6	138730	1410	7/19/04	\$290,000	1460	0	7	1969	3	7350	0	0	15020 110TH AV NE
6	355880	0090	5/8/03	\$282,000	1460	0	7	1968	4	8700	0	0	10256 NE 118TH PL
6	779655	0120	8/16/04	\$302,500	1480	0	7	1986	3	4709	0	0	10123 NE 144TH CT
6	257030	0250	6/18/03	\$259,001	1480	0	7	1961	4	10625	0	0	10404 NE 131ST ST
6	355890	0410	10/20/03	\$320,000	1480	810	7	1978	4	6300	0	0	12139 107TH AV NE
6	794113	0080	2/17/04	\$284,000	1485	0	7	1996	3	2112	0	0	12838 103RD PL NE
6	144580	0070	9/10/04	\$294,000	1490	0	7	1974	3	9000	0	0	12424 105TH AV NE
6	355891	0230	10/26/04	\$337,500	1490	0	7	1972	3	8750	0	0	10269 NE 121ST ST
6	794114	0050	11/9/04	\$286,000	1490	0	7	1985	3	2184	0	0	12920 103RD PL NE
6	794114	0050	1/29/03	\$254,000	1490	0	7	1985	3	2184	0	0	12920 103RD PL NE
6	664720	0090	6/18/04	\$299,000	1490	760	7	1980	3	8316	0	0	11100 NE 132ND PL
6	330323	0090	4/26/04	\$277,485	1490	0	7	1972	4	5525	0	0	14048 109TH AV NE
6	794113	0030	5/13/03	\$246,500	1490	0	7	1986	4	2292	0	0	12860 103RD PL NE
6	138730	0230	6/17/04	\$267,500	1500	0	7	1976	3	5265	0	0	15312 111TH AV NE
6	814310	0310	9/9/03	\$244,500	1500	0	7	1968	3	11223	0	0	10208 NE 140TH PL
6	321160	0210	10/12/04	\$289,950	1500	0	7	1971	4	7210	0	0	10524 NE 140TH ST
6	138730	0050	9/2/03	\$288,500	1510	910	7	1974	3	6400	0	0	11015 NE 150TH ST
6	947710	0320	6/26/03	\$238,000	1510	0	7	1968	3	7480	0	0	14113 110TH AV NE
6	947710	1210	6/2/04	\$289,500	1510	0	7	1967	4	7344	0	0	14342 109TH AV NE
6	947710	1150	3/9/04	\$284,950	1510	0	7	1968	4	8500	0	0	14306 109TH AV NE
6	947700	0780	7/26/04	\$314,950	1520	0	7	1967	3	7875	0	0	11308 NE 149TH ST

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	144580	0220	12/16/04	\$335,000	1520	400	7	1978	3	12045	0	0	12403 105TH AV NE
6	138730	0940	6/18/03	\$248,000	1540	0	7	1968	3	7200	0	0	10833 NE 149TH ST
6	947700	0510	8/13/03	\$252,950	1540	0	7	1967	3	7200	0	0	11226 NE 145TH ST
6	375650	0150	2/18/03	\$240,000	1540	0	7	1962	4	10120	0	0	12804 111TH AV NE
6	138730	1810	2/20/04	\$260,000	1550	0	7	1973	3	8096	0	0	15203 111TH AV NE
6	810660	0180	6/20/03	\$252,000	1550	0	7	1983	3	7862	0	0	13928 113TH AV NE
6	138730	1150	9/15/04	\$279,900	1560	0	7	1969	3	8892	0	0	15226 108TH PL NE
6	779655	0140	2/20/04	\$310,000	1560	0	7	1985	3	4344	0	0	10113 NE 144TH CT
6	779655	0130	7/27/04	\$309,950	1560	0	7	1985	3	4341	0	0	10117 NE 144TH CT
6	680150	0010	2/18/03	\$250,000	1560	0	7	1978	3	9212	0	0	13119 103RD PL NE
6	779655	0080	9/15/04	\$304,500	1570	0	7	1986	3	4847	0	0	10128 NE 144TH CT
6	947700	0140	4/7/04	\$271,752	1570	0	7	1967	3	7396	0	0	14615 112TH AV NE
6	620441	0090	9/1/04	\$286,500	1570	0	7	1977	4	9100	0	0	14610 106TH AV NE
6	257030	0340	5/28/04	\$267,500	1580	0	7	1962	3	9750	0	0	13023 105TH PL NE
6	144580	0170	7/14/03	\$248,400	1580	0	7	1973	3	8170	0	0	12433 105TH AV NE
6	620440	0450	10/25/04	\$307,000	1590	860	7	1975	3	8000	0	0	10636 NE 145TH PL
6	795506	0180	10/19/04	\$337,500	1600	780	7	1974	3	6650	0	0	10505 NE 144TH ST
6	620442	0160	3/1/04	\$304,000	1600	520	7	1978	3	8820	0	0	10555 NE 150TH CT
6	620442	0300	5/16/03	\$293,750	1600	810	7	1978	3	7600	0	0	10506 NE 151ST ST
6	620441	0080	4/16/03	\$280,000	1600	810	7	1977	3	9025	0	0	14604 106TH AV NE
6	795505	0240	5/21/04	\$287,000	1620	0	7	1973	3	6630	0	0	10708 NE 144TH CT
6	947710	1200	2/16/04	\$262,500	1630	0	7	1967	3	7344	0	0	14336 109TH AV NE
6	947710	0900	10/6/03	\$255,000	1630	0	7	1967	4	8075	0	0	14328 110TH AV NE
6	355891	0030	12/27/04	\$320,000	1650	0	7	1973	3	8239	0	0	10216 NE 122ND ST
6	814310	0040	7/25/03	\$231,000	1650	0	7	1968	3	6400	0	0	10346 NE 141ST ST
6	947720	0360	3/19/04	\$296,950	1650	0	7	1977	4	8400	0	0	14144 113TH AV NE
6	620440	0120	2/18/03	\$257,000	1670	0	7	1976	3	7884	0	0	14712 107TH AV NE
6	947700	0790	7/14/03	\$249,900	1680	0	7	1967	3	7875	0	0	11302 NE 149TH ST
6	144580	0100	5/20/03	\$255,000	1700	0	7	1976	4	7250	0	0	10517 NE 125TH PL
6	814310	0240	10/22/03	\$249,300	1705	0	7	1968	3	9090	0	0	14051 102ND CT NE
6	920620	0340	7/12/04	\$299,950	1710	0	7	1971	4	18900	0	0	10804 NE 134TH ST

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	814310	0470	11/29/04	\$286,000	1720	0	7	1968	3	10800	0	0	13912 103RD AV NE
6	355890	0400	12/4/03	\$269,950	1720	0	7	1976	3	9300	0	0	12136 107TH AV NE
6	321160	0060	9/24/03	\$298,000	1740	0	7	1971	5	7210	0	0	14051 108TH AV NE
6	814300	0630	5/12/03	\$248,000	1760	0	7	1968	4	6150	0	0	14005 104TH PL NE
6	375650	0060	1/30/03	\$247,000	1780	0	7	1962	3	9660	0	0	13024 111TH AV NE
6	947710	0400	4/16/04	\$306,500	1790	0	7	1968	3	7280	0	0	14046 110TH AV NE
6	947710	0280	6/8/04	\$319,700	1790	0	7	1968	4	7200	0	0	14201 110TH AV NE
6	947710	1140	4/3/03	\$254,500	1790	0	7	1968	4	7650	0	0	14300 109TH AV NE
6	691871	0140	9/15/03	\$335,000	1790	0	7	1975	5	9100	0	0	10145 NE 143RD ST
6	691873	0230	3/10/03	\$289,000	1810	0	7	1976	4	7068	0	0	14414 102ND AV NE
6	691873	0020	2/23/04	\$303,450	1820	0	7	1976	3	8750	0	0	10144 NE 144TH PL
6	691871	0350	12/31/03	\$303,000	1820	0	7	1975	3	8250	0	0	14326 102ND AV NE
6	947710	0820	7/11/03	\$256,500	1820	0	7	1967	3	7500	0	0	11027 NE 143RD ST
6	866328	0170	7/23/03	\$345,000	1850	400	7	1960	3	21765	0	0	10635 NE 123RD ST
6	355890	0530	5/28/04	\$355,000	1870	0	7	1969	3	8400	0	0	10536 NE 122ND ST
6	947700	0800	1/30/03	\$270,000	1880	0	7	1967	4	7875	0	0	11216 NE 149TH ST
6	947720	0630	4/30/04	\$307,500	1890	0	7	1976	4	6868	0	0	14267 111TH AV NE
6	376465	0120	3/2/04	\$340,000	2010	0	7	1998	3	4250	0	0	14436 108TH PL NE
6	947700	0810	6/17/03	\$243,000	2070	0	7	1967	3	7725	0	0	11212 NE 149TH ST
6	947710	0140	8/7/03	\$265,000	2130	0	7	1968	3	9490	0	0	14317 109TH AV NE
6	866328	0020	3/10/04	\$300,000	2200	0	7	1983	3	7243	0	0	12325 107TH PL NE
6	312670	0005	1/10/03	\$310,000	2260	0	7	1968	4	12000	0	0	11624 106TH AV NE
6	375650	0050	10/26/04	\$291,500	2540	0	7	1962	3	9660	0	0	13034 111TH AV NE
6	507790	0110	7/7/03	\$295,500	1040	600	8	1983	3	11310	0	0	10818 NE 121ST ST
6	376465	0150	1/11/04	\$275,000	1040	480	8	1998	3	4168	0	0	10825 NE 144TH CT
6	143791	0010	1/7/04	\$294,500	1100	970	8	1974	4	7920	0	0	11330 NE 128TH ST
6	144180	0040	5/19/03	\$284,000	1190	730	8	1975	3	7208	0	0	13541 104TH PL NE
6	507790	0100	9/17/03	\$326,000	1210	520	8	1983	4	10558	0	0	10822 NE 121ST ST
6	143791	0250	6/25/04	\$338,500	1230	980	8	1974	3	5100	0	0	11309 NE 129TH CT
6	144180	0280	3/30/04	\$314,900	1230	430	8	1975	3	10500	0	0	10414 NE 136TH PL
6	056530	0120	11/7/03	\$257,500	1250	510	8	1978	3	12350	0	0	11014 NE 140TH ST

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	664720	0050	5/5/03	\$334,000	1360	800	8	1992	3	8632	0	0	13240 111TH CT NE
6	056530	0160	6/21/03	\$289,000	1370	980	8	1978	4	6000	0	0	14031 110TH PL NE
6	794070	0180	9/10/04	\$275,000	1380	0	8	1986	3	5756	0	0	12629 102ND AV NE
6	056530	0190	10/7/04	\$319,950	1390	310	8	1978	3	7073	0	0	14028 110TH PL NE
6	233530	0070	12/9/03	\$290,000	1390	490	8	1981	3	7200	0	0	14317 101ST PL NE
6	085570	0210	7/29/03	\$280,000	1420	720	8	1978	4	7138	0	0	10133 NE 141ST PL
6	143791	0270	2/27/04	\$279,950	1530	0	8	1973	3	4950	0	0	11321 NE 129TH CT
6	143791	0100	11/29/04	\$264,000	1530	860	8	1974	3	6300	0	0	11313 NE 129TH ST
6	289570	0060	12/17/03	\$285,000	1530	0	8	1979	4	7575	0	0	10844 NE 135TH PL
6	355890	0640	12/16/03	\$445,000	1580	780	8	2004	3	9180	0	0	10543 NE 122ND ST
6	056530	0140	9/23/04	\$350,000	1600	890	8	1978	3	6960	0	0	14021 110TH PL NE
6	620443	0070	9/21/04	\$328,000	1600	810	8	1980	3	12320	0	0	10609 NE 153RD ST
6	056530	0110	6/23/03	\$295,000	1600	790	8	1978	3	6435	0	0	11008 NE 140TH ST
6	620440	0490	12/21/04	\$325,000	1610	970	8	1975	4	7350	0	0	10641 NE 145TH PL
6	001130	0030	3/13/03	\$341,000	1620	0	8	2002	3	4510	0	0	10016 NE 42ND PL
6	794070	0140	11/18/04	\$324,900	1630	0	8	1987	3	9581	0	0	10131 NE 126TH PL
6	794071	0230	7/2/03	\$294,000	1630	0	8	1989	3	5250	0	0	12616 104TH AV NE
6	312670	0023	6/10/03	\$320,000	1690	0	8	1996	3	10187	0	0	10620 NE 116TH ST
6	376465	0190	7/24/03	\$309,000	1710	0	8	1998	3	4150	0	0	14450 108TH PL NE
6	101550	0200	12/10/03	\$293,000	1760	0	8	1985	3	8066	0	0	10014 NE 141ST ST
6	794071	0150	3/26/04	\$325,000	1860	0	8	1988	3	4378	0	0	12648 104TH AV NE
6	101551	0020	7/14/04	\$349,500	1880	0	8	1980	3	7215	0	0	13912 101ST PL NE
6	101550	0160	7/1/04	\$339,000	1910	0	8	1980	3	10560	0	0	14106 101ST PL NE
6	101550	0110	2/3/04	\$293,000	1910	0	8	1980	3	7326	0	0	14014 101ST PL NE
6	794070	0200	6/2/04	\$368,000	1920	0	8	1986	3	5677	0	0	12707 102ND AV NE
6	794071	0030	10/19/04	\$359,950	1920	0	8	1987	3	4092	0	0	10304 NE 126TH PL
6	101550	0320	11/22/04	\$320,000	1950	0	8	1980	3	8330	0	0	10030 NE 140TH ST
6	001130	0150	2/10/04	\$349,000	1960	0	8	2003	3	4134	0	0	10061 NE 142ND PL
6	512840	0100	7/7/04	\$410,000	2000	440	8	1969	4	9600	0	0	11822 111TH AV NE
6	376465	0070	5/7/04	\$357,000	2010	0	8	1998	3	4059	0	0	14411 108TH PL NE
6	376465	0030	11/23/04	\$356,800	2010	0	8	1998	3	4307	0	0	14435 108TH PL NE

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	376465	0050	7/24/03	\$320,000	2010	0	8	1998	3	4195	0	0	14423 108TH PL NE
6	144180	0150	5/19/03	\$279,950	2010	0	8	1976	4	7260	0	0	13529 105TH AV NE
6	101551	0120	6/4/04	\$350,000	2030	0	8	1983	3	7365	0	0	13909 101ST PL NE
6	202555	0130	9/9/04	\$364,950	2050	0	8	1994	3	5513	0	0	14410 113TH PL NE
6	001130	0210	8/8/03	\$344,900	2050	700	8	2003	3	4287	0	0	10005 NE 142ND PL
6	101551	0130	8/10/04	\$374,000	2110	0	8	1980	3	6692	0	0	13919 101ST PL NE
6	144340	0100	8/18/04	\$372,400	2180	0	8	1980	3	7215	0	0	10608 NE 125TH PL
6	001130	0010	4/8/04	\$360,000	2230	0	8	2003	3	5868	0	0	10004 NE 142ND PL
6	001130	0140	2/26/03	\$349,500	2250	0	8	2002	3	4089	0	0	10065 NE 142ND PL
6	202555	0010	7/23/03	\$419,500	2260	1140	8	1994	3	6386	0	0	14427 113TH AV NE
6	312670	0007	6/29/04	\$378,000	2260	0	8	2000	3	7208	0	0	11602 106TH AV NE
6	133027	0020	10/28/03	\$359,950	2270	0	8	1997	3	6900	0	0	14126 108TH AV NE
6	001130	0080	12/29/03	\$374,950	2270	0	8	2002	3	4167	0	0	10046 NE 142ND PL
6	133027	0080	8/20/04	\$402,000	2280	0	8	1998	3	7227	0	0	10828 NE 142ND ST
6	133027	0040	5/12/03	\$360,300	2280	0	8	1998	3	6038	0	0	10823 NE 142ND ST
6	001130	0020	7/30/03	\$359,000	2290	0	8	2002	3	5060	0	0	10010 NE 142ND PL
6	001130	0180	2/25/03	\$358,900	2340	0	8	2003	3	5053	0	0	10045 NE 142ND PL
6	001130	0200	8/4/03	\$381,000	2380	0	8	2003	3	4482	0	0	10011 NE 142ND PL
6	001130	0160	2/28/03	\$372,000	2380	0	8	2003	3	4901	0	0	10057 NE 142ND PL
6	202555	0100	3/10/03	\$373,000	2450	0	8	1993	3	6422	0	0	11321 NE 144TH PL
6	133027	0050	9/17/04	\$409,000	2460	0	8	1998	3	6105	0	0	10827 NE 142ND ST
6	001130	0090	10/29/03	\$398,000	2490	1140	8	2003	3	4167	0	0	10052 NE 142ND PL
6	001130	0130	1/20/04	\$405,000	2500	720	8	2003	3	3802	0	0	10069 NE 142ND PL
6	001130	0190	12/2/03	\$379,500	2610	0	8	2003	3	4020	0	0	10037 NE 142ND PL
6	001130	0170	3/26/03	\$367,500	2750	0	8	2003	3	5947	0	0	10051 NE 142ND PL
6	152520	0060	2/19/04	\$430,000	2000	0	9	1995	3	7251	0	0	10527 NE 119TH PL
6	202605	9181	7/16/03	\$363,000	2090	0	9	1992	3	15790	0	0	14223 JUANITA-WOODINVILLE WY NE
6	152520	0040	4/11/03	\$426,000	2390	0	9	1995	3	7230	0	0	10521 NE 120TH ST
6	292605	9282	9/13/04	\$608,000	2970	0	9	2004	3	7411	0	0	11220 NE 116TH PL
6	007600	0020	7/7/04	\$424,500	1860	0	10	1999	3	9241	0	0	11229 NE 116TH PL
6	007600	0030	5/5/03	\$410,000	1860	0	10	1999	3	9217	0	0	11231 NE 116TH PL

Improved Sales Used in this Annual Update Analysis
Area 73
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
6	007600	0140	7/18/03	\$480,000	2660	0	10	1999	3	8760	0	0	11214 NE 117TH ST
6	007600	0040	6/23/04	\$515,000	2720	0	10	1999	3	5295	0	0	11228 NE 116TH PL
6	007600	0150	2/23/04	\$482,500	2720	0	10	2000	3	8796	0	0	11218 NE 117TH ST
6	312670	0042	10/1/03	\$552,500	2720	0	10	2003	3	7353	0	0	10619 NE 117TH PL
6	312670	0046	2/13/03	\$580,100	2910	0	10	2003	3	10377	0	0	11710 106TH AV NE
6	292605	9284	9/1/04	\$620,000	2950	0	10	2004	3	7200	0	0	11215 NE 116TH PL
6	292605	9287	7/26/04	\$650,000	3140	0	10	2004	3	7635	0	0	11224 NE 116TH PL
6	312720	0021	11/12/03	\$579,950	3160	980	10	2003	3	7089	0	0	11721 106TH AV NE
6	292605	9146	7/23/04	\$600,000	3220	0	10	2004	3	8379	0	0	11219 NE 116TH PL
6	292605	9285	9/24/04	\$600,000	3220	0	10	2004	3	7443	0	0	11223 NE 116TH PL
6	312670	0047	6/1/04	\$699,950	3230	1000	10	2004	3	8675	0	0	11712 106TH AV NE
6	292605	9286	11/5/04	\$635,000	3230	0	10	2004	3	7458	0	0	11227 NE 116TH PL
6	292605	9283	8/25/04	\$625,000	3250	0	10	2004	3	7200	0	0	11216 NE 116TH PL
6	312670	0039	10/22/03	\$589,900	3640	0	10	2003	3	7352	0	0	10615 NE 117TH PL
6	312670	0045	1/29/03	\$613,000	3830	0	10	2002	3	18561	0	0	11714 106TH AV NE

Improved Sales Removed from this Annual Update Analysis

Area 73

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	COMMENTS
5	025500	0010	1/23/03	\$50,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
5	025500	0310	10/5/04	\$406,000	NO MARKET EXPOSURE
5	092605	9029	10/21/04	\$519,000	% COMPLETE; ACTIVE PERMI TBEFORE SALE >25K
5	092720	0360	7/1/04	\$170,000	NON-REPRESENTATIVE SALE
5	092720	0360	10/6/04	\$81,700	NON-REPRESENTATIVE SALE; DOR RATIO
5	103645	0410	10/14/04	\$424,980	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	104900	0180	8/24/04	\$71,667	QUIT CLAIM DEED; DOR RATIO
5	104900	0340	3/27/03	\$185,000	NON-REPRESENTATIVE SALE
5	155250	0030	9/13/04	\$121,326	PARTIAL INTEREST (103, 102, ETC.); DOR RATIO
5	155251	0030	7/10/03	\$290,000	FORCED SALE
5	155252	0020	10/22/03	\$287,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	162605	9056	9/13/04	\$358,000	QUESTIONABLE DATA
5	162605	9082	8/30/04	\$1,050,000	LIMITED REPRESENTATION
5	162605	9172	9/22/04	\$557,800	% COMPLETE; ACTIVE PERMI TBEFORE SALE >25K
5	162605	9175	6/5/03	\$373,000	NO MARKET EXPOSURE
5	182750	0040	10/18/04	\$517,800	% COMPLETE; ACTIVE PERMI TBEFORE SALE >25K
5	182750	0090	9/29/04	\$572,192	% COMPLETE; ACTIVE PERMI TBEFORE SALE >25K
5	183991	0230	8/27/03	\$250,000	NO MARKET EXPOSURE
5	209580	0190	1/8/03	\$288,750	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	209580	0510	2/5/03	\$305,000	RELOCATION - SALE TO SERVICE
5	212605	9056	5/14/03	\$280,100	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	212605	9064	6/14/04	\$260,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	212605	9125	7/13/04	\$270,400	LIMITED REPRESENTATION
5	212605	9170	4/8/03	\$422,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	212605	9270	5/10/04	\$262,950	NON-REPRESENTATIVE SALE
5	212605	9273	3/25/03	\$267,000	NON-REPRESENTATIVE SALE
5	255863	0040	5/10/03	\$150,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	255864	0110	6/21/03	\$295,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	255865	0150	8/5/03	\$94,646	NO MARKET EXPOSURE; DOR RATIO
5	255867	0150	5/21/03	\$52,226	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
5	255871	0110	2/6/04	\$155,000	DOR RATIO
5	278793	0010	1/27/03	\$212,000	UNFINISHED AREA
5	320540	0320	1/13/03	\$218,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	320550	0010	5/30/03	\$45,509	QUIT CLAIM DEED; DOR RATIO
5	320550	0050	11/29/04	\$256,500	NO MARKET EXPOSURE
5	320550	0150	10/29/03	\$70,000	DOR RATIO
5	328810	0600	5/14/04	\$284,500	EXEMPT FROM EXCISE TAX
5	328810	0600	9/12/03	\$211,200	FORCED SALE
5	328820	0160	4/23/04	\$329,950	RELOCATION - SALE TO SERVICE
5	328820	0680	7/19/04	\$455,500	QUESTIONABLE DATA
5	328820	0680	7/19/04	\$455,500	RELOCATION - SALE TO SERVICE
5	328830	0340	9/24/04	\$395,500	NO MARKET EXPOSURE
5	337430	0110	6/24/03	\$226,000	NO MARKET EXPOSURE
5	387500	0110	8/5/03	\$326,304	NO MARKET EXPOSURE
5	387600	0010	10/31/03	\$216,000	TENANT

Improved Sales Removed from this Annual Update Analysis

Area 73

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	COMMENTS
5	387600	0020	12/16/03	\$300,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	387600	0020	6/10/03	\$235,950	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	387600	0490	7/9/03	\$237,939	NO MARKET EXPOSURE
5	387600	0710	3/26/03	\$232,000	RELATED PARTY, FRIEND, OR NEIGHBOR;
5	387600	1560	12/15/03	\$375,000	NO MARKET EXPOSURE
5	387600	1660	7/28/04	\$320,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	387600	1770	1/29/03	\$220,000	CORPORATE AFFILIATES; NO MARKET EXPOSURE
5	387610	0670	2/13/03	\$294,000	NO MARKET EXPOSURE
5	387610	1030	6/2/03	\$324,400	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	387620	0140	12/22/04	\$345,900	QUESTIONABLE DATA
5	387620	0160	4/20/04	\$242,900	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
5	387620	0170	8/6/03	\$250,000	FORCED SALE
5	387620	0290	9/22/03	\$280,000	NO MARKET EXPOSURE
5	387630	0500	6/2/04	\$392,000	DIAGNOSTIC OUTLIER
5	387630	0670	10/3/03	\$63,600	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
5	387631	0120	10/8/04	\$324,000	QUESTIONABLE DATA
5	387631	0380	5/27/03	\$252,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	387631	0470	1/31/03	\$46,750	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
5	387631	0540	9/1/04	\$100,208	RELATED PARTY, FRIEND, OR NEIGHBOR
5	387631	0730	12/4/03	\$102,331	QUIT CLAIM DEED; DOR RATIO
5	387631	1130	11/9/04	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	387631	1130	7/31/03	\$77,996	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
5	387631	2020	5/21/03	\$201,925	NON-REPRESENTATIVE SALE
5	387631	2440	4/18/03	\$230,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
5	387631	3290	10/13/03	\$86,364	QUIT CLAIM DEED; DOR RATIO
5	387631	3380	12/28/04	\$330,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	387648	0010	9/16/03	\$264,675	NON-REPRESENTATIVE SALE
5	387648	0180	9/28/04	\$231,835	NO MARKET EXPOSURE
5	553650	0010	11/9/04	\$510,338	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	553650	0020	10/14/04	\$455,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	553650	0030	9/20/04	\$464,950	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	553650	0040	12/21/04	\$462,950	PREVIOUS IMPROVEMENT <=10K
5	553650	0050	12/16/04	\$481,950	PREVIOUS IMPROVEMENT <=10K
5	553650	0060	12/1/04	\$472,950	PREVIOUS IMPROVEMENT <=10K
5	553650	0070	12/13/04	\$508,797	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	553650	0090	12/20/04	\$474,950	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	553650	0100	11/30/04	\$454,950	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	553650	0120	8/24/04	\$457,950	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	553650	0140	11/16/04	\$484,950	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	553650	0150	9/14/04	\$461,950	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	553650	0160	8/13/04	\$464,950	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	553650	0180	10/14/04	\$576,950	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	553650	0190	10/6/04	\$558,950	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	553650	0200	12/14/04	\$560,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
5	553650	0350	8/26/04	\$499,950	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD

Improved Sales Removed from this Annual Update Analysis

Area 73

(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	COMMENTS
5	670660	0015	2/14/04	\$100,656	DOR RATIO
5	670660	0220	2/10/03	\$170,000	NO MARKET EXPOSURE
5	701620	0040	6/7/04	\$399,950	DIAGNOSTIC OUTLIER
5	701620	0440	4/11/03	\$270,000	RELOCATION - SALE TO SERVICE
5	701630	0040	10/26/04	\$315,000	DIAGNOSTIC OUTLIER
5	701631	0030	3/3/04	\$305,000	BANKRUPTCY - RECEIVER OR TRUSTEE
5	868050	0160	2/20/04	\$206,140	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
5	894640	0180	12/23/03	\$340,000	RELOCATION - SALE TO SERVICE
5	946591	0230	6/24/03	\$399,950	RELOCATION - SALE TO SERVICE
5	946670	0230	3/7/03	\$375,000	RELOCATION - SALE TO SERVICE
5	951320	0210	8/2/04	\$387,500	QUESTIONABLE DATA
5	954290	0350	8/25/04	\$200,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	007600	0070	3/24/04	\$439,950	NON-REPRESENTATIVE SALE
6	007600	0110	7/19/04	\$574,950	QUESTIONABLE DATA
6	138730	0620	8/13/04	\$250,000	NO MARKET EXPOSURE
6	138730	0620	5/7/04	\$213,000	NO MARKET EXPOSURE
6	138730	1330	10/3/03	\$220,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	139550	0090	9/26/03	\$205,000	NON-REPRESENTATIVE SALE
6	144580	0030	5/5/03	\$251,500	NO MARKET EXPOSURE
6	202555	0220	9/9/04	\$173,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	202605	9081	12/9/04	\$385,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
6	257030	0340	3/8/04	\$267,500	RELOCATION - SALE TO SERVICE
6	292605	9146	7/25/03	\$195,750	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
6	292605	9196	4/17/03	\$107,051	NON-REPRESENTATIVE SALE; DOR RATIO
6	292605	9228	9/21/04	\$298,912	DIAGNOSTIC OUTLIER
6	292605	9285	8/18/03	\$195,750	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
6	292605	9286	8/18/03	\$198,450	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
6	292605	9287	8/18/03	\$198,450	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
6	312670	0060	9/29/03	\$290,000	RELOCATION - SALE TO SERVICE
6	312670	0080	8/25/03	\$349,000	DIAGNOSTIC OUTLIER
6	321160	0070	6/27/03	\$222,000	NO MARKET EXPOSURE
6	321160	0260	12/13/04	\$102,000	QUIT CLAIM DEED; DOR RATIO
6	321160	0350	5/28/04	\$362,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
6	355890	0030	1/20/04	\$419,000	NON-REPRESENTATIVE SALE
6	355890	0110	12/10/03	\$237,500	NO MARKET EXPOSURE
6	355890	0400	5/13/04	\$408,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
6	355890	0500	6/25/04	\$88,114	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
6	355890	0640	1/1/03	\$235,000	NO MARKET EXPOSURE
6	355891	0390	6/15/04	\$348,300	DIAGNOSTIC OUTLIER
6	355891	0580	12/1/04	\$380,000	DIAGNOSTIC OUTLIER
6	375470	0280	8/12/03	\$225,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	375650	0290	6/9/04	\$275,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	375650	0620	3/31/03	\$176,500	NO MARKET EXPOSURE; STATEMENT TO DOR
6	376530	0060	10/28/04	\$64,357	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
6	376540	0130	8/11/03	\$87,905	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE

Improved Sales Removed from this Annual Update Analysis**Area 73****(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	COMMENTS
6	395580	0130	10/22/04	\$349,000	DIAGNOSTIC OUTLIER
6	512840	0110	3/5/03	\$23,684	QUIT CLAIM DEED; STATEMENT TO DOR
6	620440	0370	7/11/03	\$298,500	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
6	620443	0430	3/2/04	\$270,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
6	664740	0120	2/7/03	\$251,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE
6	664740	0160	11/17/03	\$68,500	DOR RATIO
6	691873	0190	8/27/03	\$250,000	NO MARKET EXPOSURE
6	742411	0120	7/7/03	\$22,000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
6	771610	0210	1/14/04	\$235,000	NO MARKET EXPOSURE
6	771610	0230	5/30/03	\$180,000	RELATED PARTY, FRIEND, OR NEIGHBOR
6	794070	0060	7/17/03	\$239,000	DIAGNOSTIC OUTLIER
6	794071	0090	5/6/03	\$274,000	NO MARKET EXPOSURE
6	794071	0260	9/22/03	\$268,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
6	794071	0350	10/6/04	\$330,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
6	794110	0240	6/19/03	\$208,000	NO MARKET EXPOSURE
6	794112	0080	3/5/03	\$230,000	RELOCATION - SALE TO SERVICE
6	794114	0050	8/31/04	\$246,600	EXEMPT FROM EXCISE TAX
6	795505	0210	4/10/03	\$259,000	NO MARKET EXPOSURE
6	814300	0110	4/14/04	\$220,000	BANKRUPTCY - RECEIVER OR TRUSTEE
6	814300	0130	3/27/03	\$205,500	NO MARKET EXPOSURE
6	814300	0130	3/21/03	\$91,012	PARTIAL INTEREST (103, 102, ETC.); STATEMENT TO DOR
6	814300	0180	3/12/03	\$117,885	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
6	814310	0130	8/22/03	\$96,657	NO MARKET EXPOSURE; DOR RATIO
6	947700	0310	6/25/04	\$309,900	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
6	947700	0420	11/18/03	\$265,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
6	947700	0590	5/20/04	\$279,950	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
6	947700	0700	4/21/04	\$39,134	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, ETC.)
6	947700	1270	4/9/03	\$229,950	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
6	947700	1290	10/22/03	\$223,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
6	947700	1420	3/26/04	\$230,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
6	947700	1450	7/14/04	\$253,000	PROPERTY ASSESSED IS DIFFERENT THAN PROPERTY SOLD
6	947710	0870	2/6/04	\$250,000	OBSOLESCENCE
6	947720	0630	4/24/04	\$307,500	RELOCATION - SALE TO SERVICE
6	947720	0650	6/23/04	\$163,829	RELATED PARTY, FRIEND, OR NEIGHBOR
6	947720	1250	1/6/03	\$231,600	NO MARKET EXPOSURE
6	947720	1540	7/30/03	\$87,599	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO

Mobile Home Sales Used in this Annual Update Analysis
Area 73

Sub	Major	Minor	Sale Date	Sale Price	Total Area	Grade	Year Built	Condition	Lot Size	View	Address
5	951120	0710	5/19/04	\$133,500	952	ECONOMY	1978	AVERAGE	5836	Y	17052 WOODCREST DR NE
5	951120	0090	2/19/03	\$175,000	1152	STANDARD	1978	VERY GOOD	5680	Y	17118 119TH AVE NE
5	951120	0060	7/20/04	\$146,500	1248	STANDARD	1978	AVERAGE	5581	Y	17210 119TH AVE NE
5	951120	0320	7/27/04	\$155,000	1248	STANDARD	1978	AVERAGE	6473	Y	17004 118TH CT NE
5	951120	0590	2/18/04	\$154,950	1248	STANDARD	1985	AVERAGE	5648	N	17135 117TH CT NE
5	951120	1030	12/14/04	\$170,000	1248	STANDARD	1985	AVERAGE	5025	N	17231 119TH AVE NE
5	951120	1040	10/12/04	\$185,000	1378	STANDARD	1984	AVERAGE	5008	N	17235 119TH AVE NE
5	951120	1180	2/17/04	\$155,000	1456	STANDARD	1985	AVERAGE	6168	N	17306 WOODCREST DR NE
5	951120	0480	9/17/03	\$192,950	1456	STANDARD	1985	VERY GOOD	6009	N	17120 117TH CT NE
5	951120	0300	6/25/03	\$180,000	1536	STANDARD	1979	AVERAGE	6567	Y	17018 188TH CT NE
5	951120	1140	4/4/04	\$172,500	1568	STANDARD	1989	AVERAGE	5510	N	17314 WOODCREST DR NE
5	951120	0560	5/5/04	\$189,950	1701	STANDARD	1983	AVERAGE	5851	N	17123 117TH CT NE
5	951120	0530	1/3/03	\$180,340	1782	STANDARD	1989	AVERAGE	7281	N	17107 117TH CT NE
5	951120	1430	9/17/03	\$190,500	1848	STANDARD	1983	VERY GOOD	5910	Y	17351 WOODCREST DR NE
5	951120	0410	9/23/03	\$149,000	1876	STANDARD	1978	AVERAGE	8123	N	17121 WOODCREST DR NE
5	951120	0950	9/8/04	\$225,000	2016	STANDARD	1989	AVERAGE	6603	Y	17219 119TH AVE NE
5	951120	0050	6/6/03	\$175,000	1568	VERY GOOD	1984	AVERAGE	8147	N	17216 119TH AVE NE

**Mobile Home Sales removed from the Annual Update Analysis
Area 73**

Sub	Major	Minor	Sale Date	Sale Price	Comments
5	951120	0100	7/10/03	\$20,000	RELATED PARTY, FRIEND, OR NEIGHBOR
5	951120	0350	9/6/03	\$87,500	RELATED PARTY, FRIEND, OR NEIGHBOR
5	951120	0920	10/7/04	\$132,000	NO MARKET EXPOSURE
5	951120	0010	5/5/03	\$140,000	IMPROVEMENT CHARACTERISTICS CHANGED SINCE SALE



**King County
Department of Assessments**

King County Administration Bldg.
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Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2005

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2005 Revaluation for 2006 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr